

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

TUESDAY, MAY 18, 2021

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 April 13, 2021 Board meeting

4.2. Approve the Minutes from the April 26, 2021 Workshop

4.3. Review the EDC Financial Report for April 2021

5.Regular Agenda

5.1. Update from City Councilman Kerry Schwartz regarding the new Skatepark

5.2. Discussion and possible action regarding a Facade Grant Application from Padreritagrill

5.3. Discussion and possible action to select a firm for the Market Analysis and Feasibility Study to develop a Deep Water Marina

5.4. Discussion and possible action regarding a budget amendment to transfer funds from excess reserves for the Market Analysis and Feasibility Study to develop a Deep Water Marina

- 5.5. Discussion and possible action to select the winners of the Sand Dollars for Success grant competition
- 5.6. Discussion and possible action regarding the Lease and Operating Agreement for the South Padre Island Birding and Nature Center
- 5.7. Discussion and possible action regarding an audit for the South Padre Island Birding and Nature Center
- 5.8. Birding and Nature Center's Manager's and Naturalist's Reports including admissions, events and marketing, facility issues, donations, programs and activities
- 5.9. Discussion and possible action to approve the April 2021 financial reports for the South Padre Island Birding and Nature Center
- 5.10. Executive Director's Activity Report including economic indicators, project updates, Kauffman training, and the 2021-22 annual budget.

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 MAY 14, 2021

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 **MAY 14, 2021**, 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.

Agenda: MAY 18, 2021 - ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING Economic Development Corporation

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

MEETING DATE: May 18, 2021

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Approve the Minutes from the April 13, 2021 Board meeting

ITEM BACKGROUND

Minutes attached for review

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
April 13, 2021

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, April 13, 2021 at the South Padre Island Paul Y. Cunningham, Jr. Municipal Building, 2nd floor, 4601 Padre Blvd., South Padre Island, Texas 78597. President Ken Medders, Jr. called the meeting to order at 9:00 a.m. Other Board members present were Vice-President Kevin Miller, Secretary/Treasurer Tom Bainter, and Directors Lynne Tate, Gayle Hood, and Glenda George. Director Jerry Pace was absent. Also present were EDC Executive Director Darla Lapeyre, Cristin Howard and Darrell Mangham with the South Padre Island Birding and Nature Center, City Finance Director Rodrigo Gimenez, and City Manager Randy Smith.

2. PLEDGE OF ALLEGIANCE AND PLEDGE TO THE TEXAS FLAG

3. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments or announcements.

4. APPROVE CONSENT AGENDA

4.1. Approve the minutes from the March 22, 2021 meeting

4.2. Approve the EDC Financial Reports for March 2021

4.3 Approve the excused absence for Jerry Pace from the April Board meeting

Upon a motion from Tom Bainter and a second by Kevin Miller, the Board unanimously approved the consent agenda.

5. REGULAR AGENDA:

5.1. UPDATE REGARDING THE DEEP WAITER MARINA FROM COMMITTEE CHAIR GAYLE HOOD

Gayle Hood gave the Board a report on the marina committee meetings and the progress being made on the marina project.

5.2 REVIEW MONTHLY REPORT FROM HANCE SCARBOROUGH ON GOVERNMENTAL CONSULTING ACTIVITIES IN AUSTIN

The Board reviewed the monthly report from the lobbyist regarding his activity during the legislative session in Austin.

5.3 MONTHLY REPORT FROM THE MANAGER OF THE SOUTH PADRE ISLAND BIRDING AND NATURE CENTER

Cristin Howard gave her report on operations for the month of March at the Birding and Nature Center.

5.4 DISCUSSION AND POSSIBLE ACTION TO APPROVE THE LEASE AND OPERATING AGREEMENT WITH THE SOUTH PADRE ISLAND BIRDING AND NATURE CENTER

Upon a motion from Kevin Miller and a second by Tom Bainter the Board unanimously approved the lease and operating agreement with the South Padre Island Birding and Nature Center.

5.5 EXECUTIVE DIRECTOR'S ACTIVITY REPORT INCLUDING ECONOMIC INDICATORS, TAX REVENUE, PROJECTS, AND BUDGET WORKSHOP

Ms. Lapeyre gave her report on activity for the month of March including the latest economic indicators, sales tax revenue, Sand Dollars for Success program deadlines, job fair, art incubator program upcoming events, and scheduling a budget workshop.

6. ADJOURN

There being no further business, the meeting was adjourned at 9:50 a.m.

S E A L

Darla Lapeyre
Executive Director

APPROVED:

Ken Medders, Jr.
President

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

MEETING DATE: May 18, 2021

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Approve the Minutes from the April 26, 2021 Workshop

ITEM BACKGROUND

Minutes are attached for your review

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
April 26, 2021

1. CALL TO ORDER

A workshop of the Board of Directors of the City of South Padre Island Economic Development Corporation was held on Monday, April 26, 2021 at the South Padre Island Birding and Nature Center, Conference Room, 2nd floor, 6801 Padre Blvd., South Padre Island Texas. President Ken Medders, Jr. called the meeting to order at 10:00 a.m. Other Board members present were Vice-President Kevin Miller, Secretary /Treasurer Thomas Bainter, and Directors Glenda George and Gayle Hood. Directors Jerry Pace and Lynne Tate were absent. Also present were EDC Executive Director Darla Lapeyre, and Darrell Adams and Cristin Enholm with the South Padre Island Birding and Nature Center.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

Darrell Adams from the South Padre Island Birding and Nature Center Board commented the Birding Center Board wants to meet with the EDC Board to settle the lease and operating agreement renewal and come up with an amicable solution.

4. DISCUSSION REGARDING THE 2021-22 ANNUAL BUDGET

Ms.Lapeyre went over an initial draft budget with the Board for the 2021-22 fiscal year.

5. DISCUSSION REGARDING THE LEASE AND OPERATING AGREEMENT WITH THE SOUTH PADRE ISLAND BIRDING AND NATURE CENTER

President Medders told the Board he received the Birding and Nature Center's changes and brought them to the EDC's attorney for review.

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 10:45 a.m.

S E A L

Darla Lapeyre
Executive Director

APPROVED:

Ken Medders, Jr.
President

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

MEETING DATE: May 18, 2021

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Review the EDC Financial Report for April 2021

ITEM BACKGROUND

The financial report prepared by the City Finance Department is attached for your review

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: May 13, 2021

Re: April 30, 2021 Operating Statement

The April 30, 2021 Operating Statement for the South Padre Island Economic Development Corporation as well as the Balance Sheet as of April 30, 2021 are attached for your review.

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

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

City of South Padre Island
Economic Development Corporation
Balance Sheets
April 30, 2021/2020

EDC FUND			
Assets		2021	2020
Cash and Cash Equivalents	\$	585,818	\$ 475,734
Investments		393,836	379,357
Receivables - Sales Tax		123,657	57,615
Revolving Loan Receivable		4,224	18,569
Total Assets	\$	1,107,535	\$ 931,275

Liabilities and Fund Balance			
Deferred Revenue	\$	4,224	\$ 18,569
TMRS		394	705
Total Liabilities		4,618	19,274
Fund Balance	\$	1,102,917	\$ 912,001
Total Liabilities and Fund Balance	\$	1,107,535	\$ 931,275

BNC FACILITY RESERVE			
Assets		2021	2020
Cash and Cash Equivalents	\$	158,788	\$ 98,196
Total Assets	\$	158,788	\$ 98,196

Liabilities and Fund Balance			
Total Liabilities	\$	-	\$ -
Fund Balance		158,788	98,196
Total Liabilities and Fund Balance	\$	158,788	\$ 98,196

City of South Padre Island
Economic Development Corporation
Statements of Revenues, Expenditures and Changes in Fund Balance
April 30, 2021/2020

EDC FUND			
	2021		2020
	Budget	Actual	Actual
Revenues			
Sales Tax	\$ 850,000	\$ 528,176	\$ 399,705
Interest Revenue	897	2,176	6,732
Revolving Loan Revenue	12,379	7,256	4,964
Miscellaneous Revenue	12,000	2,067	4,000
Lease Proceeds -BNC Rent	-	7,000	-
Total Revenue	875,276	546,675	415,402
Expenditures			
General Administrative Expenses	439,825	190,181	222,280
Debt Service Transfer	388,050	226,363	230,096
BNC Maintenance Expenses	65,000	53,861	57,074
BNC Facility Transfers	76,401	44,357	41,011
Total Expenditures	969,276	514,762	550,461
Excess (Deficiency) of Revenues Over (Under) Expenditures	(94,000)	31,913	(135,059)
Fund Balance - Beginning	1,071,004	1,071,004	1,047,060
Fund Balance - Ending	\$ 977,004	\$ 1,102,917	\$ 912,001

BNC FACILITY RESERVE			
	2021		2020
	Budget	Actual	Actual
Revenues			
Transfers From EDC	\$ 76,041	\$ 44,357	\$ 41,011
Total Revenue	76,041	44,357	41,011
Expenditures			
Building & Structure Per Facility Reserve Study	53,086	5,283	6,505
Total Expenditures	53,086	5,283	6,505
Excess (Deficiency) of Revenues Over (Under) Expenditures	22,955	39,074	34,506
Fund Balance - Beginning	119,714	119,714	63,690
Fund Balance - Ending	\$ 142,669	\$ 158,788	\$ 98,196

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	5,577.60	0.00	42,036.50	42,036.50	72,833.00	30,796.50	42.28
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	164.55	0.00	651.75	651.75	1,389.00	737.25	53.08
580-0080	TMRS	1,386.75	0.00	5,041.21	5,041.21	9,794.00	4,752.79	48.53
580-0081	GROUP INSURANCE	615.58	0.00	4,924.64	4,924.64	7,873.00	2,948.36	37.45
580-0083	WORKERS COMPENSATION	0.00	0.00	107.68	107.68	295.00	187.32	63.50
580-0084	UNEMPLOYMENT TAX	0.00	0.00	0.00	0.00	162.00	162.00	100.00
		=====	=====	=====	=====	=====	=====	=====
		7,744.48	0.00	52,761.78	52,761.78	92,346.00	39,584.22	42.87
		=====	=====	=====	=====	=====	=====	=====
<u>GOODS AND SUPPLIES</u>								
580-0101	OFFICE SUPPLIES	0.00	0.00	193.72	193.72	900.00	706.28	78.48
580-0102	LOCAL MEETINGS	0.00	0.00	0.00	0.00	700.00	700.00	100.00
580-0107	BOOKS & PUBLICATIONS	0.00	0.00	0.00	0.00	200.00	200.00	100.00
580-0108	POSTAGE	0.00	0.00	0.00	0.00	100.00	100.00	100.00
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	800.00	800.00	100.00
		=====	=====	=====	=====	=====	=====	=====
		0.00	0.00	193.72	193.72	2,700.00	2,506.28	92.83
		=====	=====	=====	=====	=====	=====	=====
<u>MISCELLANEOUS SERVICES</u>								
580-0501	COMMUNICATIONS	50.00	0.00	350.00	350.00	600.00	250.00	41.67
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	0.00	0.00	1,800.00	1,800.00	100.00
580-0520	INSURANCE	0.00	0.00	0.00	0.00	1,000.00	1,000.00	100.00
580-0530	PROFESSIONAL SERVICE	729.94	0.00	6,061.76	6,061.76	15,900.00	9,838.24	61.88
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	24,276.46	24,276.46	54,000.00	29,723.54	55.04
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	2,305.00	2,305.00	4,500.00	2,195.00	48.78
580-0550	TRAVEL	0.00	0.00	0.00	0.00	5,000.00	5,000.00	100.00
580-0551	DUES & MEMBERSHIPS	625.00	0.00	3,125.00	3,125.00	3,500.00	375.00	10.71
580-0555	PROMOTIONS	0.00	0.00	0.00	0.00	3,000.00	3,000.00	100.00
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
		=====	=====	=====	=====	=====	=====	=====
		1,404.94	0.00	36,118.22	36,118.22	89,300.00	53,181.78	59.55
		=====	=====	=====	=====	=====	=====	=====
<u>EQUIPMNT > \$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	32,337.50	0.00	226,362.50	226,362.50	388,050.00	161,687.50	41.67
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	6,336.75	0.00	44,357.25	44,357.25	76,401.00	32,043.75	41.94
		=====	=====	=====	=====	=====	=====	=====
		38,674.25	0.00	270,719.75	270,719.75	464,451.00	193,731.25	41.71
		=====	=====	=====	=====	=====	=====	=====
<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	5,000.00	0.00	101,107.00	101,107.00	255,479.00	154,372.00	60.42
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
		=====	=====	=====	=====	=====	=====	=====
		5,000.00	0.00	101,107.00	101,107.00	255,479.00	154,372.00	60.42
		=====	=====	=====	=====	=====	=====	=====
DEPARTMENT TOTAL		52,823.67	0.00	460,900.47	460,900.47	904,276.00	443,375.53	49.03
		=====	=====	=====	=====	=====	=====	=====

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	1,453.23	0.00	6,516.46	6,516.46	15,000.00	8,483.54	56.56
		=====	=====	=====	=====	=====	=====	=====
		1,453.23	0.00	6,516.46	6,516.46	15,000.00	8,483.54	56.56
		=====	=====	=====	=====	=====	=====	=====
<u>MISCELLANEOUS SERVICES</u>								
583-0520	INSURANCE	0.00	0.00	45,314.85	45,314.85	50,000.00	4,685.15	9.37
583-0580	ELECTRICITY	1,101.79	0.00	2,029.97	2,029.97	0.00	(2,029.97)	0.00
		=====	=====	=====	=====	=====	=====	=====
		1,101.79	0.00	47,344.82	47,344.82	50,000.00	2,655.18	5.31
		=====	=====	=====	=====	=====	=====	=====
DEPARTMENT TOTAL		2,555.02	0.00	53,861.28	53,861.28	65,000.00	11,138.72	17.14
		=====	=====	=====	=====	=====	=====	=====

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 > \$5,000 OUTLAY</u>								
583-1001	BUILDINGS & STRUCTUR	1,907.89	0.00	5,283.89	5,283.89	53,086.00	47,802.11	90.05
		1,907.89	0.00	5,283.89	5,283.89	53,086.00	47,802.11	90.05
DEPARTMENT TOTAL		1,907.89	0.00	5,283.89	5,283.89	53,086.00	47,802.11	90.05

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

MEETING DATE: May 18, 2021

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Update from City Councilman Kerry Schwartz regarding the new Skatepark

ITEM BACKGROUND

Kerry will give the Board a report on the grand opening of the skatepark

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: May 18, 2021

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Discussion and possible action regarding a Facade Grant Application from Padreritagrill

ITEM BACKGROUND

Padreritagrill submitted an application for a facade grant. If approved it will need to come from the Other Projects line item because the Facade Grant budget was used with the Elements Med Spa building. Last year two grants were given and funded this way so I accepted this application for your consideration.

BUDGET/FINANCIAL SUMMARY

n/a

COMPREHENSIVE PLAN GOAL

n/a

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:



Facade Improvement Grant Program Application form

1. Applicant Name: Daniel M. Flores
2. Contact Name: Daniel M. Flores
3. Name of Tenant: _____
4. Name of Business: Padrerita Grill
5. Telephone Number: 956-761-7482 Fax Number: _____
6. Email Address: padrarita4001@gmail.com
7. Project Address: 4001 Padre Blvd SPI, Tx 78597
8. Mailing Address: 4001 Padre Blvd SPI. Tx 78597
9. Does the applicant own the project building? Yes No

If the answer to the above question is no, please attach a letter from the owner expressing approval of the project proposal.

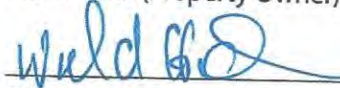
10. Will you be using the services of an architect, engineer, or contractor? Yes No
11. If yes, list your architect, engineer, or contractor of preference with name and contact number of business: Pena Construction
12. Estimated Total Project Cost: (A) \$53,800 (attach itemized budget)
13. Owner to match 50% of Total: (B) \$26,900 *↑ 25,000 max*
- Total Grant Requested from City: (A-B) \$26,900 (up to 50% of the project cost not to exceed \$25,000)

Attach qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc.

14. Proposed Start Date: March 1, 2021
15. Proposed Completion Date: May 15, 2021
16. What is the existing use of the building?: Restaurant
17. Will this project proposal cause change in the building use? Yes No
18. If so, please explain: _____
19. Please write a summary of the complete project scope. You may attach additional pages.
- 1). Update exterior sign as per South Padre guidelines.
 - 2). Update exterior lighting and electrical.
 - 3). Paint exterior of building with as allowed by the City
 - 4). Relocate garbage dumpster and gas tank to improve sssss exterio raperance of building
 - 5). Redo side delivery and access ramp.
 - 6). Repair front handicap ramp.
 - 7). Repair South parking lot. (standing water when rains)
 - 8). Update exterior side and back door.
 - 9). Repair waterheater enclosure.
 - 10). Repair south side facia of building

Haidar Walid

Print Name (Property Owner)



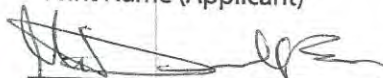
Signature of Property Owner

1/14/21

Date

Daniel M. Flores

Print Name (Applicant)



Signature of Applicant

1/14/21

Date

APPLICANTS WHO DEVIATE FROM THE APPROVED APPLICATION OR DO NOT PROVIDE COMPLETE APPLICATION WILL BE DISQUALIFIED FROM THIS GRANT PROGRAM

Submit completed application to South Padre Island EDC

*For all questions please contact the EDC
at 956-761-6805 or southpadreislandedc@gmail.com*

Applicant understands the Facade Improvement Grant is a matching grant, dollar for dollar. In kind contributions and profits generated by the applicant serving as contractor will not be considered as part of the required match.

Construction Bid Form



Project Information

Name Daniel M. Flores
 Address 4001 Padre Blvd.
 City, State ZIP South Padre Island
 Phone 956-761-7482
 Email Padrerita4001@gmail.com
 Project name Padrerita Grill
 Project Address 4001 Padre Blvd.

Contractor Information

Company J. Pena Construction LTD
 Name Jose Peña
 Address 5808 North. 23rd Street
 City, State ZIP Mcallen, Texas 78504
 Phone Office: 956-971-8705 Cell: 956-227-4482
 Email Josep@JpenaConstruction.com
 Date 2/24/2021

Company Proposal

Base Bid Price: Fifty Three Thousand Eight Hundred dollars w/ 00/100 cents (\$53,800.00)

Scope of Work

Thank you for allowing J. Pena Construction LTD., the opportunity to bid on this project for you. Based on the site inspection J. Pena Construction LTD. has put together a proposal with a breakdown of work included.

- 1 General Conditions- J. Pena Construction will provide as listed below: A Superintendent that can be contracted by owner. Contractor will provide all labor and material.
- 2 A Work to be done: Update exterior sign to meet SPI guidelines, update exterior lighting and electrical system
 - B . Paint exterior of building.
 - C Relocate garbage dumpster and gas tank.
 - D Redo side delivery and access ramp
 - E Repair front handicap ramp.
 - F Repair south parking lot to remove ponding
 - G Renovate exterior back and side doors.
 - H Repair waterheater enclosure
 - I Repair south side facia of building
- 3 Payment Schedule
 - a. 50% to begin work, 40% when work is finished, 10% final walk through


All work to be done in a professional workman like manner and all city codes and ordinances will apply. Contractor shall not be liable for any delay due to circumstances beyond its control, including, but not limited to, strikes, casualty or general unavailability of materials, Acts of God. Any problems that occur while working on the building and require addition work not listed in this proposal or lost time due to delays by others will be charged extra.

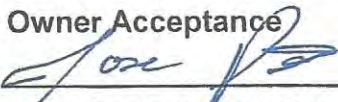
Not Included

Project details that are not included are: Additional repairs beyond work area. All work to be done within normal working hours, If the work needs to be performed outside of working hours then additional cost will be added to this proposal. This proposal is being supplied with-ought any tests being done to the work area. If any tests or engineering is required, such tests shall be paid by the owner. If any asbestos are found and contractor needs to divert from normal working conditions, an assessment shall be made in order to continue work and additional costs may added to the initial proposal.

Thank you for the opportunity to provide this proposal of work.

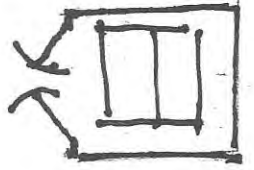

 Submitted by (Company Representative)


 Date

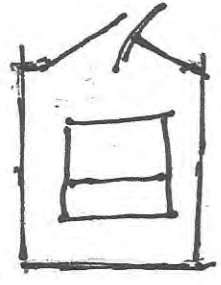
Owner Acceptance

 Authorized representative


 Date

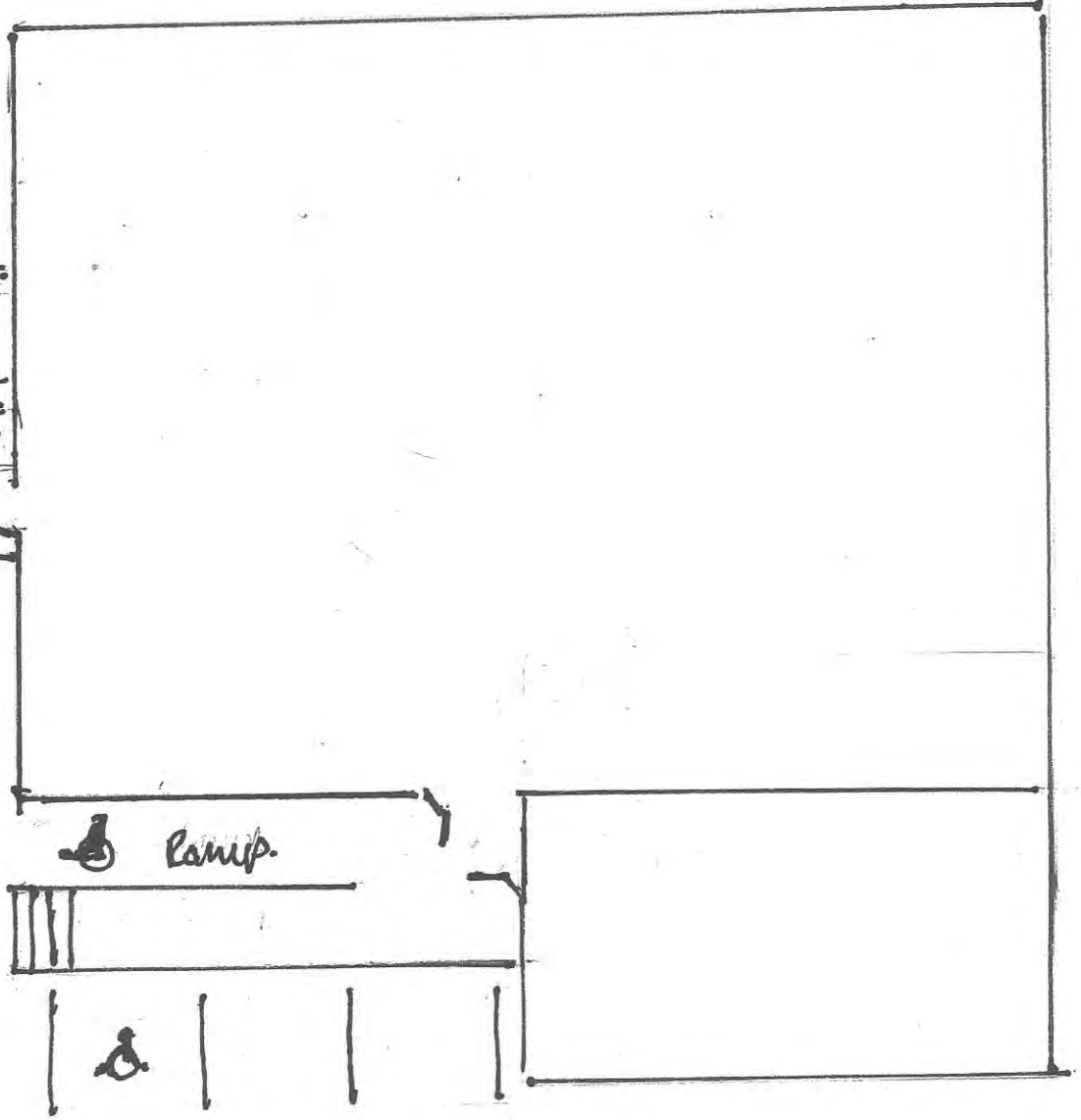
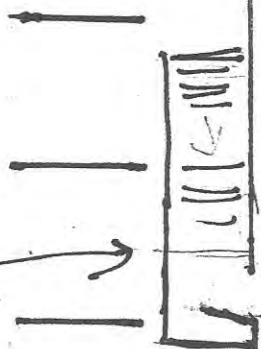
Proposed
Trash
Area



Existing
Trash
Area



Replace
Ramp.



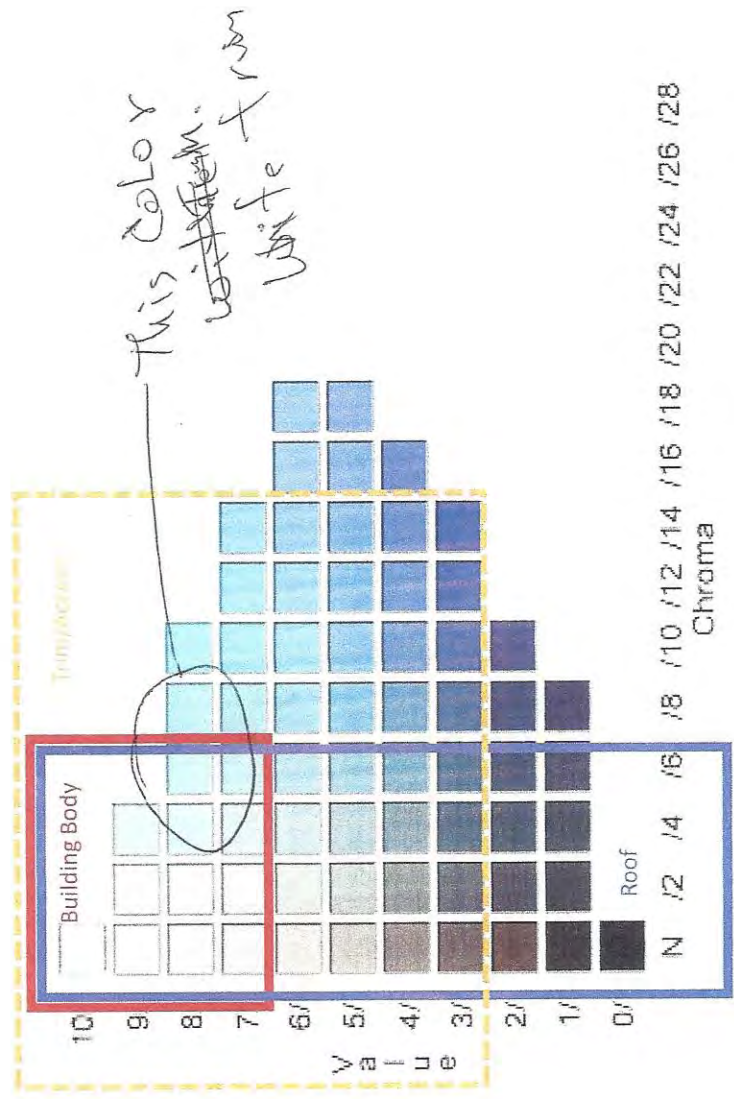
Repaint and
Seal Exterior
of Building

SB #8 with white
Trim

4001 Padre Blvd
Padre Rita Grill

Sign

5B



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

MEETING DATE: May 18, 2021

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Discussion and possible action to select a firm for the Market Analysis and Feasibility Study to develop a Deep Water Marina

ITEM BACKGROUND

Two proposals were received. Gayle will share the recommendations from the Marina committee

BUDGET/FINANCIAL SUMMARY

n/a

COMPREHENSIVE PLAN GOAL

n/a

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:



IMAGE CREDIT SOUTH PADRE ISLAND ECONOMIC DEVELOPMENT CORPORATION

**South Padre Island Economic Development Corporation
RFP No. 21-02**

**PROPOSAL
MARKET ANALYSIS AND FEASIBILITY STUDY
DEEP WATER MARINA**

May 7, 2021

Ms. Darla Lapeyre
Executive Director
South Padre Island Economic Development Corporation
6801 Padre Boulevard
South Padre Island, Texas 78597

RE: Deep Water Marina Market Analysis and Feasibility Study

Dear Ms. Lapeyre

Thank you for the opportunity to submit this proposal for planning, engineering, and market and economic analysis services necessary for the completion of a feasibility study for a new deep water marina along the shores of South Padre Island. We understand that the South Padre Island Economic Development Corporation is seeking to determine the feasibility of a new deep water marina on South Padre Island that will expand access to the Laguna Madre, increase access for larger boats in the area, and serve as an economic catalyst for the community while improving the quality of life for residents and visitors alike. This effort will include a marina market analysis, assessment of potential marina sites, physical feasibility and concept level cost estimates, and a business plan outlining development costs, rate structures, revenues, operational costs, financing, and implementation strategies.

At Edgewater Resources, we believe the waterfront should be accessible to everyone, regardless of age, income, or ability. We also understand that in order for a marina project of this type to be truly feasible, we must go beyond the physical characteristics and environmental requirements and prepare a viable funding and implementation strategy that has the support of the broader community. We believe we are particularly qualified to partner with you in this effort, as we have experience gained through our design and engineering of more than 500 marinas and waterfront access projects across the country and around the world. A key element that sets our team apart is that in addition to our professional skills in marine engineering, planning, and design, we are also lifelong boaters and owners/operators of marinas. We understand marinas from every perspective, including the challenges of ownership and operation, and we have helped many municipalities establish financially successful marinas.

Our past projects have been recognized with the highest awards for operations and sustainable design, including the ISS Fabien Cousteau Blue Award, LEED Gold Certification, MIAA Five Gold Anchors, and multiple awards from AIA, ASLA, and ASCE. Equally important, our projects have been recognized for their contribution to enhancing public access to the waterfront and expanding boating opportunities for everyone, regardless of age, income, or physical ability.

Our team includes Jack Cox, PE, who is Board Certified in Port, Coastal, and Navigation engineering, in addition to being the primary author of ASCE Manual 50, Planning and Design Guidelines for Small Craft Harbors – the standard engineering design manual for marinas in the United States. We have extensive



experience leading the planning and initial feasibility analysis of marinas and harbors, and have seen many projects through from initial financial feasibility through construction.

We have a proven track record of moving projects like what you have proposed from the planning and visioning stage to implementation, and we do this by focusing on how the marina will benefit the whole community by expanding public access to the water, both on the landside through creation of fishing piers, park spaces, and connecting waterfront trails and paths, as well as on the water itself by supporting low cost access through paddlecraft rentals and boat clubs. Finally, we create detailed implementation strategies that identify potential grant and other funding sources, document economic impacts to the broader community, outline compatible public private partnership opportunities, and include viable phasing strategies.

Perhaps most important is that our team is made up of lifelong boaters, and we simply love what we do. I hope we have the opportunity to work with you on a new marina for South Padre Island, and look forward to discussing this proposal with you.

Sincerely,

Gregory Weykamp, ASLA, LEED AP, BD+C
Principal | President

Certifications:

- Greg Weykamp is duly authorized to execute contractual documents and answer any questions related to this proposal.
- Greg Weykamp, 518 Broad St, Suite 200, St. Joseph, MI 49085 269 408 6562
gweykamp@edgewaterresources.com
- We have not conspired with any other potential respondents in any manner to attempt to control competitive pricing for this proposal.
- Edgewater Resources is a duly qualified, capable, and otherwise bondable business entity not in receivership or contemplating same, and has not filed bankruptcy.

Exceptions:

- Our insurer has raised concerns with elements of Sections T Indemnity and Z Liability clauses of the standard contract language provided. Edgewater Resources is fully insured and has never been involved in any litigation associated with indemnity or liability. We have worked with hundreds of municipal clients and are certain we can reach a mutually agreeable and insurable agreement with South Padre Island Economic Development Corporation.

Firm Background

Firm Background



Edgewater Resources, LLC was founded in 2010 with the goal of enhancing communities and their waterfronts, with a focus on planning, design, and engineering solutions for marinas and waterfronts based in economic reality. We specialize in the feasibility, condition assessment, marketing, operations, planning, and design of marinas and harbors.

Our team includes professional engineers, architects, landscape architects, and surveyors, as well as LEED Accredited Professionals. Our services include:

- Marina Planning, Design, Engineering, Operations, & Finance
- Coastal Engineering, Wave Studies, and Sediment Modeling
- Development Economics, Grants, and Project Financing
- Civil, Structural, and Marine Engineering
- Stakeholder Outreach / Community Process
- Regulatory, Permitting, Assessments, and Mitigation
- Landscape Architecture, Planning, and Architecture
- Dredging Studies, Strategies, and Supervision
- Hydrographic, Topographic, and Land Survey



Our mission is to help communities build on their natural strengths to identify and implement projects that foster long term economic prosperity within a context of social, environmental, and economic sustainability. Our combined background in design, development, construction, and operation of marinas and waterfront development projects allows us to create marinas and waterfronts that are beautiful, functional, durable, and financially feasible.



In order to be successful, marina and harbor projects like the one proposed for South Padre Island must respond to the needs of the both the boaters and broader community and be both financially viable and equitable. We are very capable listeners, and we facilitate the design process in a way that truly engages all stakeholders, both public and private. We work closely with the people that will be responsible for managing the facilities once constructed, because we know it must also work for them.



Principals



Gregory Weykamp, ASLA, LEED AP has nearly thirty years of experience in the planning and design of the public realm, with an emphasis on implementation of sustainable built landscapes, marinas, and urban waterfront environments. His project experience spans waterfront parks, marinas, master planned communities, urban revitalization, streetscapes, parks and recreation facilities. Greg was a principal and leader of the Chicago office of EDAW AECOM, one of the most prominent planning and landscape architecture firms in the world. He has worked on internationally significant projects including Centennial Olympic Park in Atlanta, the Olympic Village for the 2000 Olympic Games in Sydney, Chicago Gateway and 31st Street Harbors, and was the principal in charge of the Port of Rochester Marina project, which opened in 2016 and was awarded Project of the Year – Transportation by the American Public Works Association, New York Chapter. Greg is a licensed Landscape Architect, as well as an owner and investor/developer of marinas in Chicago, St. Joseph, Belize, and Puerto Rico.



Jack Cox, PE, D.CE, D.PE, D.NE is internationally recognized for his expertise in research, engineering, and design of projects involving nearshore hydrodynamics, sediment transport, arctic and ice processes, harbor tranquility, breakwaters, fixed and floating marine structures, dredge material disposal, shore protection, port planning, marina design, and risk analysis. He directs the planning and design of large and complex waterfront and harbor works projects around the world. He has authored more than fifty coastal and marina related technical publications, including the industry standard marina design manual, ASCE Manual 50 Planning and Design Guidelines for Small Craft Harbors, and is an inaugural Diplomate in the Academy of Coastal, Ocean, Port and Navigation Engineers with specialties in coastal, port and navigation engineering.



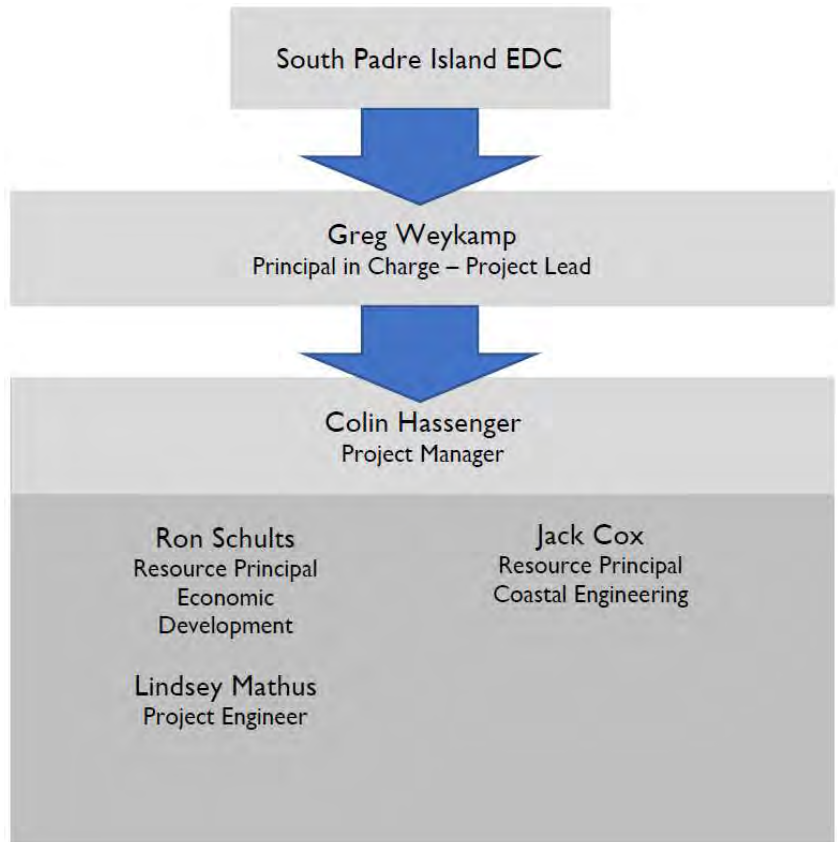
Ronald E. Schults, PE is a licensed Professional Engineer in the State of Texas with over 40 years' experience in both engineering and waterfront development. He is leading the design of a new private 800 slip marina on Lake Lewisville north of Dallas, and his extensive knowledge of civil, construction, and marine engineering provides him a unique understanding of projects on all levels. Ron has led development teams and facilitated financing for multiple successful waterfront developments valued in excess of \$150 million, and applies this real world experience on behalf of clients and community partners who are working to create responsible waterfront development projects.

Team Organization



Edgewater Resources has a staff of over thirty employees located in offices in Michigan, Wisconsin, and Florida. Our project team will be personally led by Greg Weykamp as Principal in Charge, which means he will be the primary point of contact between South Padre Island EDC and the consulting team, and he will be present at all meetings. He will personally lead the market analysis and feasibility process and ensure that our efforts meet and exceed your expectations. Greg will be supported at Edgewater Resources his partners Jack Cox, PE and Ron Schults, PE, and Project Manager Colin Hassenger, PE.

This team has been responsible for the design and engineering of more than 2,500 new slips in marina and waterfront construction projects valued in excess of \$225 million over the last ten years.



Project Experience and Qualifications

References

Diane McBride
Frisco Bay Marina
 Assistant Town Manager / Director,
 Recreation and Cultural Department
 970 668 2559

Vicki McGhee
*Lexington, East Tawas, Whitefish Point,
 DeTour, Mackinac Island, Port Austin
 State Harbors,
 Statewide Harbor Facility Assessment*
 Michigan Department of Natural
 Resources
 517 388 5341

Mark Gregor
Port of Rochester Marina
 Manager, City of Rochester
 585 428 5978

Rob Rejman
31st Street Harbor
 Director of Construction & Planning
 Chicago Park District
 312 446 4143

Sage Gerling
Geneva Public Marina
 City Manager
 City of Geneva, New York
 315 789 6104

Ryan Leestma
Adelaide Pointe Marina
 Lead Developer
 616 633 6020

Bill Clevenger
Nelson Park Master Plan and Marina
 Decatur Park District
 217 422 5911

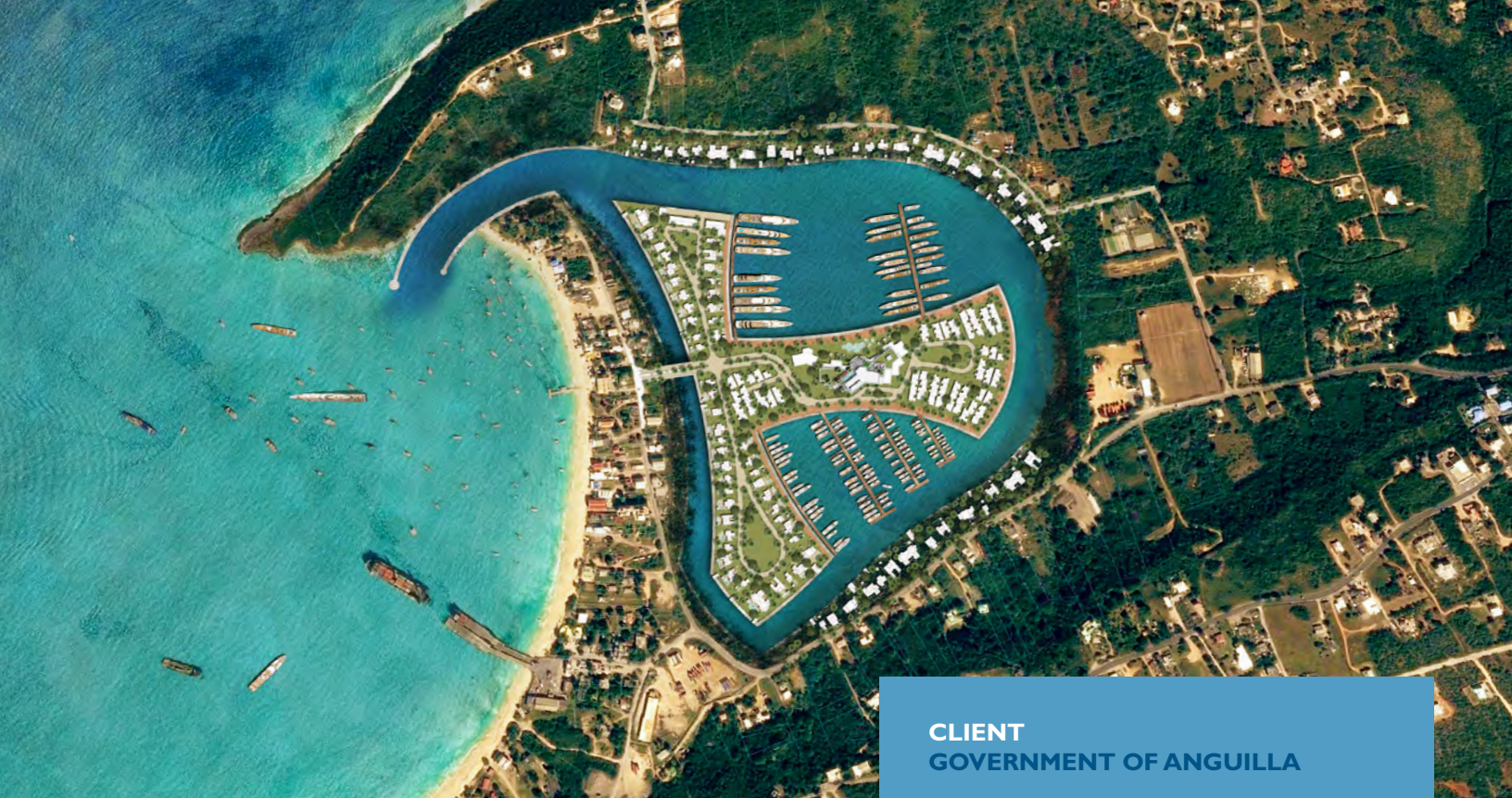
Project Experience and Qualifications

The principals of Edgewater Resources bring more than 130 years of combined experience in the design, engineering, and implementation of complex waterfront projects across the United States and around the world. Our team has worked on hundreds of marina and waterfront projects across the country, including recently completed and ongoing municipal projects in Washington, Idaho, Colorado, North Dakota, Florida, and across the Great Lakes, in addition to several ongoing projects at private marinas in Texas, Mississippi, and Alabama. Our work for municipal clients includes ongoing work for the National Park Service, State Departments of Natural Resources in Idaho, North Dakota, Illinois, Michigan, and New York, and dozens of city owned facilities. Our expertise covers every facet of marina market analysis, economic feasibility, coastal/marine engineering, wave dynamics, sediment transport modeling, and waterfront design.

We are currently bidding or overseeing construction of more than a dozen public and private marina facilities across the country, and we are in the final engineering phase on many more. We were responsible for the design and engineering of the largest marina constructed on the Great Lakes in the last thirty years, and we have an extensive and current database of construction costs for marine shoreline protection works. Quite simply, we know of no other firm with the depth of recent and ongoing experience in the design, planning, feasibility, and operations of municipal marinas.

Unlike most consultants, our experience extends beyond traditional engineering to include project development and finance strategies, and we use our experience in private real estate financing of waterfront projects valued in excess of \$150 million to create financially viable strategies for the implementation of public and public/private partnership projects. When we prepare a marina market feasibility study, we do it with the understanding that our recommendations have real world financial impacts.

Few consultants understand the Owner's perspective and what it is like to take financial responsibility for major infrastructure projects, but we have done it successfully time and again. As the owner and operator of marinas, we understand the financial structure of marinas, which helps us to create marina plans that are economically viable and actually get built. When we make financial recommendations, we do so as if we were investing our own money.



CLIENT
GOVERNMENT OF ANGUILLA

LOCATION
ANGUILLA

ANGUILLA MEGAYACHT

Edgewater Resources was asked by the Government of Anguilla to consider the feasibility of building a megayacht marina on any one of 13 separate sites on the island. As part of our initial research, we settled on five sites to explore for the study: Little Harbour, Rendezvous Bay, Sandy Ground, Blowing Point and Scrub Island.

In order to fully assess the feasibility of building a megayacht marina in Anguilla Edgewater conducted research and developed recommendations based in the following areas: Marina Market Analysis, Site Analysis and Evaluations for all Five sites: Environmental Summary, Wildlife Summary, Seaisre, Development Economics.

Our team of architects, engineers, and biologists worked in close collaboration to develop 5 marina concept plans and a full Feasibility Study which was published by the Government of Anguilla in July of 2018. Edgewater Resources hand delivered the report to the people of Anguilla and conducted a town hall style discussion which resulted in the study being well received by both the Government and the people. Following the success of the Feasibility Study, Edgewater was subsequently contracted by the Government of Anguilla to lead the development and investor efforts of the approved marina locations to bring a new industry to the island of Anguilla. The scope of work under this MOU is currently in progress.

SERVICES: MEGAYACHT FEASIBILITY, MARKET RESEARCH, ENVIRONMENTAL FEASIBILITY, ECONOMIC FEASIBILITY





CLIENT
TOWN OF FRISCO

LOCATION
FRISCO, COLORADO

FRISCO BAY MASTER PLAN

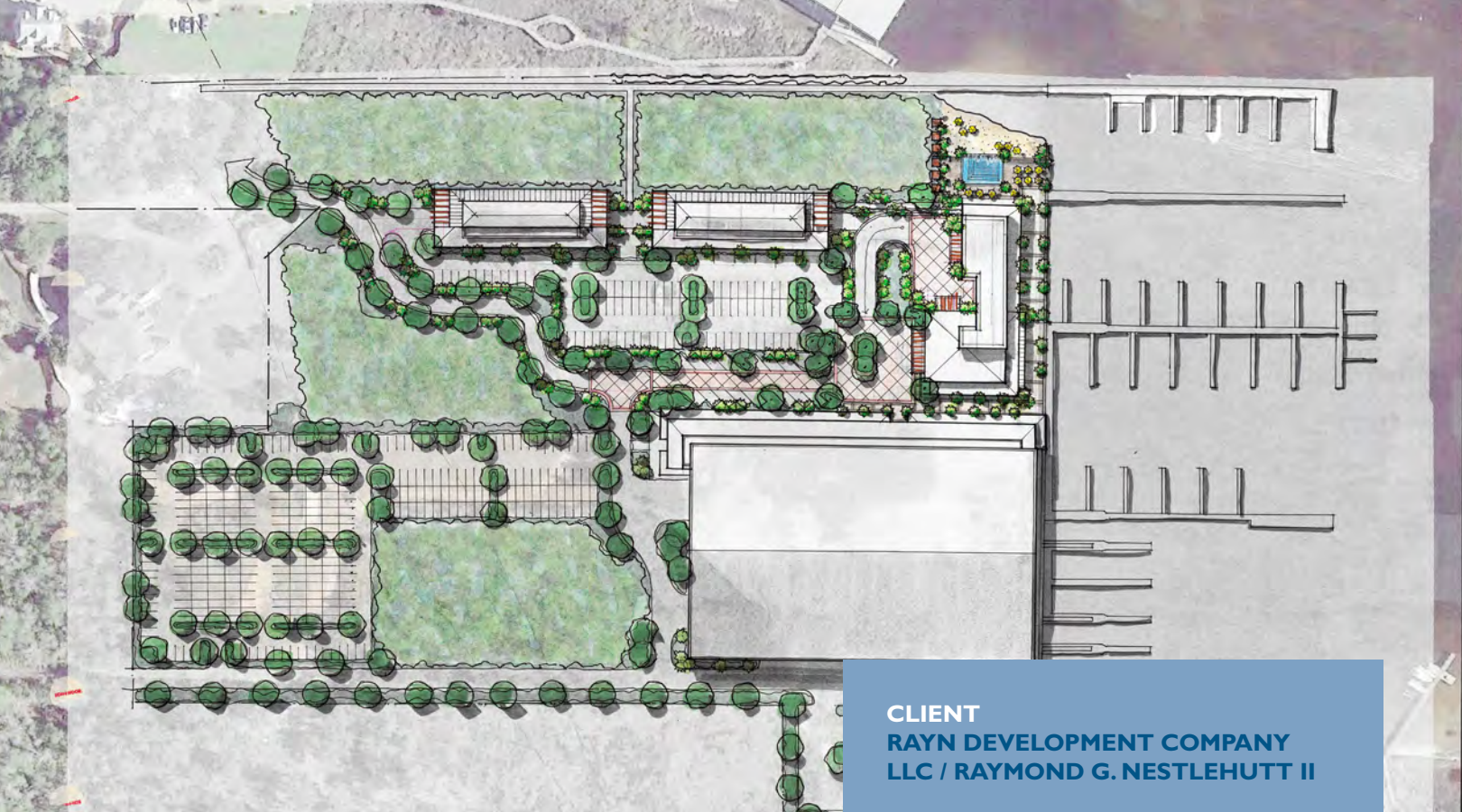
The goal of the Frisco Bay Marina Master Plan was to create a financially viable strategy for resolving a number of longstanding challenges at the Town of Frisco waterfront. Located on Dillon Reservoir, which experiences dramatic changes in water level each year, requiring marina staff to relocate the docks several times per year, the marina provides access to the reservoir through community kayaking, rowing, and rentals of boats, stand up paddleboards, and kayaks. Due to the location of the marina, a number of navigational conflicts between the boaters and paddlers, and the mix of skill levels required careful consideration. Finally, upgrading the facilities to comply with all elements of ADA access and electrical shock drowning prevention, as well as significant water quality protection standards (Dillon Reservoir provides much of Denver's drinking water). Finally resolve numerous pedestrian/vehicular conflicts landside.



The master plan resolved these issues through a reorganization of the marina and targeted excavation to allow the floating dock system to remain in place throughout the boating season, which greatly reduces labor cost and wear and tear on the facilities. Boating access was improved creating a much safer navigational environment while expanding both paddler access and increasing the total number of slips. Finally, the master plan included a regional marina market assessment and evaluation of the financial structure of the marina which identified additional funding sources through existing operations to fund over half of all proposed improvements. Phase one of the project implementation is currently underway.



SERVICES: MARKET RESEARCH, CIVIL ENGINEERING,
ARCHITECTURE, MARINA DESIGN, PERMITTING,
CONSTRUCTION ADMINISTRATION

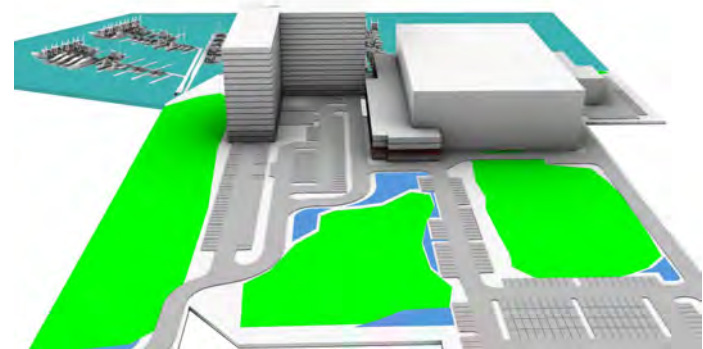
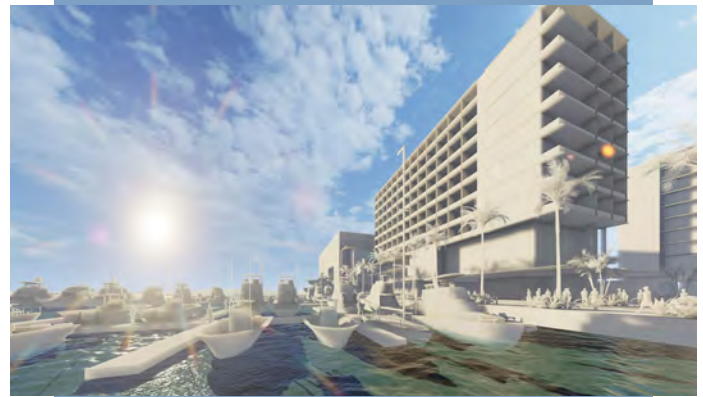


CLIENT
RAYN DEVELOPMENT COMPANY
LLC / RAYMOND G. NESTLEHUTT II

LOCATION
ORANGE BEACH, ALABAMA

BILLFISH BAY DEVELOPMENT

The Billfish Bay Marina Resort will turn the last undeveloped waterfront parcel on Terry Cove in Orange Beach, Alabama into a bustling waterfront destination. This upscale fishing and resort community located along the Gulf of Mexico, will be greatly enhanced with the mixed used marina resort development currently under design. Envisioned to be highly amenitized, this project includes a fully automated state-of-the-art 500 boat dry stack marina facility, 145 wet slip marina, 50 luxury fishing villas, over 75 luxury condominiums, beach/pool club, multi-story restaurant, marina ships store, and over 10,000 sf of marine-centric commercial/retail space including boat sales, waterside concessions, floating tiki bar, and a generous 20' wide public promenade. A BIG P grant application has been submitted for this project which allocates a percentage of the marina slips to transient boaters to providing greater access to the waterfront for both community members and visitors alike.



SERVICES: ECONOMIC PLANNING, OPERATIONAL PLANNING, COMMUNITY OUTREACH, MASTER PLANNING



CLIENT
CITY OF FORT LAUDERDALE

LOCATION
FORT LAUDERDALE, FLORIDA

LAS OLAS MARINA REDEVELOPMENT

The City of Fort Lauderdale, the Yachting Capital of the World, issued an RFP for the Expansion and Enhancement of the Las Olas Marina.

In partnership with Suntex Marinas, Edgewater Resources is leading the design and engineering of the redeveloped Las Olas Marina soon to become one of Suntex Marinas newest locations in its growing portfolio of marina destinations nationwide.

The redevelopment includes a \$25 Million investment that will enhance the waterfront to serve local residents, achieve world-class standards to attract and serve the finest mega yachts, complement and help implement the goals of the Central Beach Master Plan and provide expanded accommodations for the Fort Lauderdale International Boat Show. The most innovative sustainable design features will be employed to help the City of Fort Lauderdale achieve the goals outlined in its Sustainability Action Plan. The marina is being designed for small vessels and Mega Yachts alike and will expand available dockage from 3,430 linear feet to a total of 5,540 linear feet with a planned completion of November 2018.



SERVICES: MARINA DESIGN, CIVIL/MARINE ENGINEERING, COMMUNITY OUTREACH, FINANCING, DEVELOPMENT ECONOMICS



CORDOVA MARINA

The Cordova Boat Club Project will be the first fully automated dry stack boat storage facility open to the public. Located on Fort Lauderdale’s 16th street canal, the Club includes over 240 dry slips capable of holding vessels up to 50 feet in length, with an additional 20 wet slips that serve as a queuing area for boaters. This state-of-the-art facility will offer vessel storage and provisioning, marina fuel, pump-out, and shore power service that is equipped with a marina guard protection system to comply with national best practices.

The project requires demolition of an existing building, replacement of the existing seawall, installation of a new floating dock system, and construction of the new storage facility. The boater service amenities will include restrooms, a lounge area, storage lockers, a fish cleaning station, and viewing areas for boaters to observe the automated crane system operating. Edgewater Resources was retained by F3 Marinas to provide marine and civil engineering design, landscape architecture services, and direct the permitting & approvals process for the project.



CLIENT
F3 MARINAS

LOCATION
FORT LAUDERDALE, FLORIDA

SERVICES
CIVIL ENGINEERING, MARINA DESIGN, LANDSCAPE ARCHITECTURE, PERMITTING





EAST TAWAS STATE HARBOR

Edgewater has provided a full life-cycle services for the East Tawas State Harbor project from initial assessment and feasibility studies to construction administration during completion. Initially we provided an improvement plan which assessed the physical condition of East Tawas State Harbor, analyzed the current marina market in the region, identify market trends, and presented stakeholder feedback. The information collected guided the preparation of a development plan for East Tawas State Harbor.

The goals of this project are to guide the future development of the harbor, provide modern boating amenities, improve accessibility, respond to boater preferences, and integrate the harbor more closely with the community of East Tawas. We created a financially realistic phasing plan that allowed the client to see the vision through to implementation. Completion of phases I & II of the proposed improvements outlined in the concept improvements plan were achieved in early summer of 2017 and 2018 respectively.

The East Tawas Phase III design is complete and has been approved by both DTMB and LARA. Phase III of the project includes renewal of obsolete dockage and exterior building addition. This phase of the project was completed in the spring of 2020.

SERVICES: FEASIBILITY, MARKET RESEARCH, CIVIL ENGINEERING, ARCHITECTURE, MARINA DESIGN, PERMITTING, CONSTRUCTION ADMINISTRATION



CLIENT
DTMB

LOCATION
EAST TAWAS STATE HARBOR,
MICHIGAN





CLIENT
CHICAGO PARKS DISTRICT

LOCATION
CHICAGO, ILLINOIS

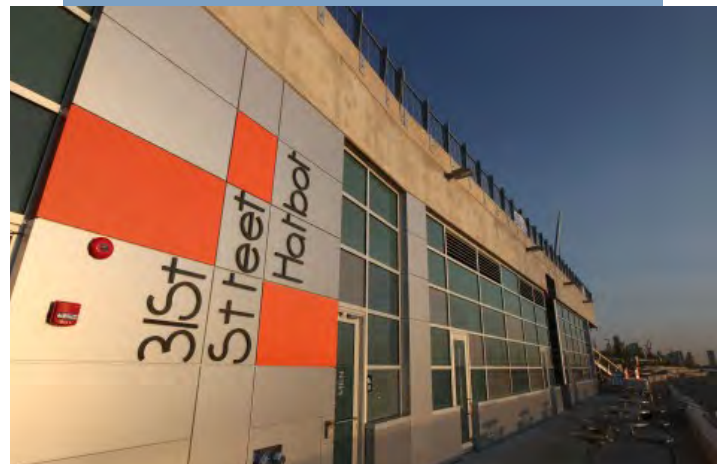
31ST STREET HARBOR

The 31st Street Harbor project is a \$103 million, 1,015-slip marina and waterfront park just south of downtown Chicago. The project includes the creation of a 1.5-acre waterfront park integrated in a 2,200 foot long stone revetment structure in Lake Michigan. The project opened in May of 2012 and created significant waterfront and traffic calming/pedestrian circulation improvements to the area, including the elimination of all four conflicts between the Lakefront Trail and vehicular traffic.

Renovation of the existing concrete revetment shoreline protection system into a softer and greener edge will create a more welcoming waterfront promenade interface between the new green roof covered parking facility and the water's edge. Construction of a new regional playground, picnic areas, and reconfigured regional bike paths integrate the project into the community, and ensure that all members of the community benefit from the project.

The project received the ISS Fabien Cousteau Blue Award, recognizing the achievement of the highest standards of harbor sustainability, as well as LEED Gold Certification; the President's Award, American Society of Landscape Architects, Illinois Chapter; AIA Chicago SustainABILITY Leadership Merit Award; and First Place, Engineering News Record Midwest "Best Projects" 2012.

SERVICES: CIVIL ENGINEERING, MARINA DESIGN, LANDSCAPE ARCHITECTURE, PLANNING





PORT OF ROCHESTER

The Port of Rochester Marina opened in the spring of 2016, converting acres of underutilized, impervious asphalt parking and ferry loading areas into a new active public waterfront with a new park, public promenade, and a 158-slip marina serving both seasonal and transient boaters. Excavation of the marina basin removed 98,000 cubic yards of regulated fill, and incorporated energy reduction solutions including pervious paving, bioinfiltration, sustainable kebono decking, and individual metering. The project also provided the final link to complete the seven mile public pedestrian promenade linking downtown Rochester to Lake Ontario and spur reinvestment into the former Terminal building.

The original master plan vision for a marina in this location was proposed in 1965, and over five decades, a number of subsequent master plans proposed the construction of the marina as a key public amenity for the neighborhood. The key to building broad public support and moving forward with the marina in 2012 was the completion of a marina market analysis that showed strong demand, identified accurate slip sizing and mix, and an understanding of the potential impact of a new public marina on nearby private facilities. The analysis identified a demand for larger slips (60'-80') than currently offered in the local market. In its first year of operation, the marina was 56% occupied at slip leasing rates more than 20% higher than those initially recommended in the study.

Funding and implementation of the project required a combination of local funds, bond funding, grants, and public private partnerships that will help revitalize the local economy. Labella and Edgewater Resources worked together to complete this project, with each firm undertaking separate portions of the scope. Generally speaking, Edgewater was responsible for marine and landscape design while LaBella undertook the landside infrastructure design and SEQR aspects of the project.

CLIENT
CITY OF ROCHESTER

LOCATION
ROCHESTER, NEW YORK

SERVICES
CIVIL ENGINEERING, MARINA
DESIGN, LANDSCAPE ARCHITECTURE,
PLANNING





CLIENT
IOVEST

LOCATION
ARA MACAO, BELIZE

ARA MACAO RESORT & MARINA

The Ara Macao Resort & Marina is located on the Placencia Peninsula in Southern Belize, Central America. In 2012, IoVest Development contracted with Edgewater Resources to re-position and develop the spectacular 600 Acres which features a mile long sandy beach on the Caribbean Sea.

The Ara Macao Resort & Marina Master Plan currently offers 34 Ocean front home sites, 48 Ocean front Condos and 24 Marina Condos. The Resort will feature a 96 slip marina, with direct access to the Caribbean Sea. Phase II plans for a boutique hotel along with 3 additional mid-rise buildings and additional Marina Condominiums.

Caribbean style is re-imagined in contemporary architecture rooted in authentic details of Belize's heritage and culture. Condominium home design is inspired by the natural beauty, color, scale, and materials native to Belize. Generous outdoor decks on all units encourage that irresistible interaction with an outdoor lifestyle. Each building is thoughtfully integrated into the community to take full advantage of the ocean and distant mountain views. Condominium interiors capture the feeling of home with wood floors, light colors, and locally crafted unique materials. Open floor plans, generous kitchens and bedrooms that open directly to decks and views are priorities for each type and size unit.

SERVICES: MARKET ANALYSIS, REAL ESTATE SERVICES, DEVELOPMENT PLANNING SERVICE, MASTER PLANNING, LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING, ARCHITECTURE DESIGN





CLIENT
RICARDO MENA

LOCATION
LA PAZ, MEXICO

SANTA CRUZ MARINA AND RESORT

Marina Santa Cruz, located just north of La Paz, will be Mexico's leading luxury mega-yacht marina and resort destination. The new destination is ideally located in a natural hurricane safe harbor and offers easy access to many of the local marine reserves and beaches throughout the Sea of Cortez. Edgewater Resources was retained to conduct an initial marina economic feasibility and preliminary engineering study followed by a comprehensive master plan for a marina and resort development. Upland program elements include two resort hotel sites, hillside marina village with boutique hotel, luxury single family villas and condos. The marina program includes over 500 slips for vessels from forty to over three hundred feet, luxury floating homes and slips, a floating shore club/bar/grill and pool, fuel and service docks, full-service maintenance and dry storage for three hundred boats up to forty feet in length. Edgewater's role has been as lead planners and engineers taking the project from visioning through MIA approvals.



SERVICES: MARINA ECONOMIC FEASIBILITY AND PRELIMINARY ENGINEERING STUDY, MASTERPLANNING



EDUCATION

Bachelor of Landscape Architecture
Michigan State University, 1992

REGISTRATIONS

Registered Landscape Architect
State of Illinois
State of Indiana
State of Michigan
State of Ohio
State of New York
State of Wisconsin
CLARB Certified
Council of Landscape Architecture
Registration Boards
LEED Accredited Professional Building
Design & Construction

HONORS & AWARDS

Great Lakes Sea Grant Network "Great
Lakes Outreach Programming Award,"
Sustainable Small Harbors Project
2013 President's Award, American Society
of Landscape Architects, Illinois Chapter,
31st Street Harbor, Chicago, Illinois
ISS Fabien Cousteau Blue Award
31st Street Harbor, Chicago, Illinois
AIA Chicago SustainABILITY Leadership
Merit Award, 2012, 31st Street Harbor
First Place, Engineering News Record
Midwest "Best Projects" 2012,
31st Street Harbor
Design Evanston Urban Design Award 2010
Evanston Lakefront Master Plan

GREGORY J. WEYKAMP, ASLA, LEED AP, BD+C

Principal / President, Edgewater Resources, LLC

Greg Weykamp has over twenty-seven years of experience in the planning and design of the public realm, with an emphasis on implementation of sustainable built landscapes and urban waterfront environments. His project experience spans waterfront parks, marinas, master planned communities, urban revitalization, streetscapes, parks and recreation facilities, medical and university campuses, and military installations.

31ST STREET HARBOR

Mr. Weykamp served as the **Principal in Charge**, leading the combined design and engineering team in the development of a new 1000 slip harbor for the Chicago Park District. Design included a green roof covered parking area providing heated winter boat storage below expanded park space above. Additionally, the marina project was leveraged to create a new regional destination play area and a new 1.5-acre park space offshore in Lake Michigan, providing views of the Chicago skyline. Key elements include improved pedestrian and bicycle safety by realigning the Lakefront Trail and the integration of extensive sustainable design strategies including green roof covered parking, bioswales, bio-infiltration, materials selection, habitat creation, alternative energy generation, boat wash, and LEED Certified structures.

PORT OF ROCHESTER MARINA

The Port of Rochester Marina project includes the transformation of an underutilized asphalt parking lot and ship loading area into a new 180 slips marina serving both seasonal and transient boaters. As Principal of the design team, Mr. Weykamp led the design and implementation of the marine-based elements as well as surrounding site infrastructure of the project.

OSWEGO WATERFRONT MASTER PLAN

The Oswego Waterfront Master Plan is the first step in the revitalization of Oswego's waterfront economy, which will capitalize on the region's natural and historic resources. The initial economic driver for the waterfront will be the redevelopment of two existing marinas into a single, modern facility that will better serve existing boaters, support the expansion of the thriving charter fishing fleet, and support programs that will make boating accessible to everyone in Oswego regardless of age, income, or ability. As an economic catalyst for Oswego's waterfront, the marina will support the redevelopment of the existing pier into a vibrant mixed-use development that will serve local residents and attract visitors. An extensive community outreach process has led to the development of the waterfront master plan, which also includes an expansion and relocation of the H. Lee White Maritime Museum, and restoration of the historic dry dock facility.

SENECA LAKE MARINA AND BREAKWATER

The Seneca Lake Marina and Breakwater project will replace an existing twelve slip transient marina with a new 80 slip facility protected by a 300' long fixed breakwater on Seneca Lake, New York. The project included an initial market analysis, community outreach, USFWS BIG Grant funding, SEQR permitting, and is now in final design and engineering. As Principal in Charge, Mr. Weykamp led the design and planning of all aspects of the project.

Air Force Design Award, Planning / Design Guidelines Category, Misawa AB, 2005
Merit Award for Research, Summer Student Program 2001, Colorado Chapter ASLA, 2001
Merit Award for Planning, Great Plains Chapter American Society of Landscape Architecture, Omaha City Parks Master Plan, 1999
National APA Honor Award, GASLA Merit Award,
Georgia APA Honor Award: Gateway to Coastal Georgia
Award of Excellence, Atlanta Urban Design Commission: Centennial Olympic Park
GASLA Honor Award, University of Arkansas, Pine Bluffs
Award of Excellence, Atlanta Urban Design Commission: John Wesley Dobbs Plaza
Graphics published in Landscape Architecture Magazine, August 1996
Graphics published in Landscape Australia Magazine, Issue 2, 1998
Port of Rochester Marina, Project of the Year, Transportation by the American Public Works Association, New York Chapter
Holland Civic Center, Honor Award
2019 Building Award, George & Lucile Heeringa Civic Center, Holland, Michigan

SAMPSON STATE PARK MARINA RENOVATION

The Sampson State Park Marina renovation project completely rebuilt this 90 slip marina on Seneca Lake, New York. Project elements included complete reconstruction of the fixed docks and utility infrastructure, fuel docks, sheet pile walls, and upland paths and landscape. New armor stone revetments at the harbor entry greatly improved the wave climate within the harbor. As Principal in Charge, Mr. Weykamp led the design and planning of all aspects of the project.

NBSA SHORELINE

The New Buffalo Shoreline Alliance is a partnership of local communities and property owners along a five-mile stretch of Lake Michigan shoreline just north of the state line at the border of Indiana. This segment of shoreline is experiencing significant erosion due to sand starvation caused by the cessation of beach nourishment activities at the harbor structures at South Haven. Edgewater Resources has been engaged to facilitate the design and implementation of a system of offshore breakwaters designed to both protect the shoreline from wave energy and direct the deposition of sand from natural littoral drift into appropriate locations to further mitigate damage. As Principal of the design team, Mr. Weykamp led the design and planning of all aspects of the project.

NRDA SHORELINE REVETMENT/HABITAT RESTORATION

Edgewater Resources collaborated with South Bay Marina, Wisconsin DNR, and partners from USACE, the City of Green Bay, and a wide range of community partners to develop a master plan for the restoration of rock reef revetments that will protect the adjacent shoreline from wave action, form a protected harbor for community sailing and ADA paddlecraft access, and establish habitat areas for Centrarchidae species.

SOUTH BAY MARINA

Edgewater Resources assisted South Bay Marina in the development of a master plan for the expansion of transient slips and landside amenities. Additional efforts included a successful USFWS Boating Infrastructure Grant Application, which will fund design efforts for the expansion of the facility. As Principal of the design team, Mr. Weykamp led the design and planning of all aspects of the project.

RENARD ISLAND MASTER PLAN

The Renard Island Master Plan transforms an inaccessible facility into a vibrant waterfront park that will become the centerpiece of a revitalized Green Bay waterfront. A primary goal of the plan is to create revenue generating facilities that will drive sufficient funding to construct the public park improvements, which was accomplished through a variety of elements including a marina, waterfront entertainment district, and adjacent landside developments. Mr. Weykamp was responsible for the overall financial feasibility and development economics for the project, as well as the design of the marina and waterfront entertainment district.

DERIVERA PARK AND PUT-IN-BAY DOCK IMPROVEMENTS

The Derivera Park project includes Initial feasibility services to explore a variety of potential strategies for improving the facilities using either fixed docks, floating docks, or an appropriate combination of systems, and outline high level conceptual cost estimates, schedule implications, and potential permitting issues.

SOUTH HAVEN ALL SEASONS MARINE

Edgewater Resources is assisting the City of South Haven with the potential acquisition of this historic private marina in the heart of the South Haven Maritime District. The project included an extensive community outreach process which outlined the community's goals of preventing the conversion of the facility into private residential housing, expanding access to the water, and maintaining critical marine services in the harbor. Services included an economic feasibility analysis of proposed renovations to establish the financial viability of the project. As Principal of the design team, Mr. Weykamp led the design and planning of all aspects of the project.

HISTORIC OTTAWA BEACH MARINA

Edgewater Resources was hired to complete a marina market analysis and feasibility study for the complete transformation of an outdated private marina into a modern public facility owned and operated by Ottawa County Parks. Project elements include a complete renovation of landside park space to integrate the site with a continuous waterfront walkway, new parking, and a modern boater services building. A new system of fixed docks offers seasonal and transient slips, which were partially funded by a USFWS Boating Infrastructure Grant prepared by Edgewater. The facility opened in the summer of 2019. As Principal of the design team, Mr. Weykamp led the design and planning of all aspects of the project.

MICHIGAN MARITIME MUSEUM

The Michigan Maritime Museum project includes the condition assessment and planning and design for the renovation and expansion of the Michigan Maritime Museum campus. The scope of work includes a complete campus master plan, site civil engineering, landscape architecture, and architectural services for an \$8 million new museum building, and marine engineering for all harbor elements for the Museum fleet, as well as visiting boats. As Principal of the design team, Mr. Weykamp led the design and planning of all aspects of the project.

DISCOVERY CENTER GREAT LAKES

The Discovery Center Great Lakes is home to a range of community and non-profit organizations interpreting historic shipping and boating on the Great Lakes. This project created the master plan for a completely renovated waterfront and marina to provide homes for a number of historic tall ships, wooden sailing vessels, and the Traverse Area Community Sailing program. In addition, a number of seasonal and transient slips will be made available for lease to help fund non-profit activities and offset the cost of construction.

CHICAGO GATEWAY HARBOR

While with EDAAW AECOM, Mr. Weykamp led the combined design and engineering team in the development of a new 250 slip destination harbor for the Chicago Park District. Located adjacent to Navy Pier, the new \$55 million harbor project will reconstruct the historic Dime Pier structure and create a new publicly accessible pier providing views of the Chicago skyline. Key elements include improved pedestrian and bicycle connectivity to downtown Chicago and integration of extensive sustainable design strategies including reuse of existing structures, materials selection, habitat creation, alternative energy generation, and LEED Certified structures.

MDNR STATEWIDE FACILITIES ASSESSMENT – HARBORS, BOATING ACCESS SITES, LOCK & DAM FACILITIES

This project includes the assessment of 82 state and grant-in-aid funded harbors, over 200 boating access sites, and two lock and dam facilities, with the goal of documenting existing conditions, quantifying infrastructure, and establishing program level cost estimates for immediate and long-term improvements. This effort identified priorities and strategies for capital improvements and deployment of limited resources to best effect for the residents and visitors to the State of Michigan's recreational boating facilities.

LEXINGTON STATE HARBOR REDEVELOPMENT PLAN

The Lexington State Harbor project includes the condition assessment, marina market analysis, boater survey, and initial planning and design for the renovation and expansion of the 120-slip marina for the Michigan Department of Natural Resources. As Principal of the design team, Mr. Weykamp led the design and planning and final design of all aspects of the project.

EAST TAWAS STATE HARBOR REDEVELOPMENT PLAN

The State of Michigan engaged Edgewater Resources in the condition assessment, market analysis, boater survey, and master planning of expansion of the existing state harbor facility in East Tawas, Michigan. Following successful completion of the initial planning process, Mr. Weykamp oversaw design of construction Phase One, including a new pedestrian promenade, fuel system, and floating dock and wave attenuator infrastructure for 48 new slips was completed. Construction of Phase One began in 2016, and opened summer of 2017. Mr. Weykamp then managed the design, bidding, contracting and implementation of Phase Two which included the demolition of over SF of fixed and floating piers along with their replacement with modern floating dockage with code compliant utilities. Phase 2 was completed in Summer 2018 in its entirety and under budget. Mr. Weykamp also led the design team for Phase Three improvements in Spring 2019.

WHITEFISH POINT STATE HARBOR REDEVELOPMENT PLAN

The Whitefish Point State Harbor project includes the condition assessment, marina market analysis, boater survey, and initial planning and design for the renovation and expansion of this harbor of refuge and 12-slip marina along the shores of Lake Superior for the Michigan Department of Natural Resources. As Principal of the design team, Mr. Weykamp led the design and planning of all aspects of the project.

EAGLE HARBOR STATE HARBOR REDEVELOPMENT PLAN

The Eagle Harbor State Harbor project includes the condition assessment, marina market analysis, community outreach, and initial planning and design for the renovation and expansion of this 15-slip marina along the shores of Lake Superior for the Michigan Department of Natural Resources. As Principal of the design team, Mr. Weykamp led the design and planning of all aspects of the project.

HARRISVILLE HARBOR REDEVELOPMENT PLAN

The Harrisville Harbor project includes the condition assessment, initial planning and design, engineering, and architecture services for the renovation and expansion of this 68-slip marina along the shores of Lake Huron for the City of Harrisville. As

Principal of the design team, Mr. Weykamp led the design, planning, and engineering team responsible for all aspects of the project.

HELLS GATE STATE PARK MARINA

The Hells Gate State Park Marina project includes the condition assessment, initial planning and design, and final engineering for the renovation and expansion of this 100-slip marina for Idaho Department of Parks & Recreation. As Principal of the design team, Mr. Weykamp led the design and planning of all aspects of the project.

LUCKY PEAK STATE PARK MARINA

The Lucky Peak State Park Marina project includes the condition assessment, marina market analysis, boater survey, and initial planning and design for the renovation and expansion of this 298-slip marina for Idaho Department of Parks & Recreation. As Principal of the design team, Mr. Weykamp led the design and planning of all aspects of the project.

FRISCO BAY MARINA MASTER PLAN

Frisco Bay Marina is located on Dillon Reservoir at elevation 9,018' in the heart of the Colorado Rocky Mountains. Edgewater Resources completed a marina master plan for the renovation of the facility, including a major earthwork project to excavate 68,000 cubic yards of material to allow the relocation of the floating docks so they can remain in place for the full boating season.

DOUGLAS WATERFRONT MASTER PLAN

Edgewater Resources is working with the City of the Village of Douglas and the community to prepare a waterfront master plan for all properties and key adjacent parcels within the City limits. We are leading the community outreach and stakeholder workshops for all elements of the waterfront, and working with business owners, residents, permitting agencies, and local interest groups. The goal of this effort is to perform a high-level assessment of all properties along the waterfront within the City limits to identify potential opportunities for enhancing public access to the waterfront, as well as identifying potential opportunities for mutually beneficial public/private partnerships and/or acquisition. Potential opportunities, among others, include expansion of public waterfront parks and access trails, creation of new watercraft access sites (canoe, kayak, etc.), creation and/or acquisition of a municipal marina facility, improved ADA compliance, improved connections between adjacent neighborhoods and the waterfront, and facilitation of the long-term harbor planning and dredging efforts.

EVANSTON LAKEFRONT MASTER PLAN

While with EDAW AECOM, Mr. Weykamp served as Principal in Charge and led the combined design and engineering team in the development of a master plan to implement the Lakefront Vision, including an extensive public involvement process and the development of strategies to expand biologically diverse native habitats, improve the durability of the built environment, and apply improved stormwater management techniques while reducing maintenance and environmental impacts.

ANGUILLA SUPERYACHT TOURISM MASTER PLAN,

Edgewater Resources was asked by the Government of Anguilla to explore the feasibility of creating a megayacht marina tourism industry plan for the entire country. In order to fully assess the feasibility of building megayacht marinas in Anguilla, Edgewater conducted research and developed recommendations based in

the following areas: Marina Market Analysis, Site Analysis and Evaluations for all Five sites: Environmental Summary, Wildlife Summary, Sea Level Rise, and Development Economics. Following completion of the Feasibility Study, Edgewater was subsequently contracted by the Government of Anguilla to lead the development and investor efforts of the approved marina locations to bring a new industry to the island of Anguilla. As Principal in Charge, Mr. Weykamp led the design and planning aspects of the project.

BELIZE WATERFRONT DEVELOPMENT

This private Eco-Resort and Marina is located on the Placencia Peninsula in Southern Belize, Central America. Edgewater Resources was engaged to re-position and develop the 650-acre site, which features a mile long sandy beach on the Caribbean Sea. The project includes 34 Ocean front home sites, 48 Ocean front Condos and 24 Marina Condos. The Resort will feature a 96-slip marina, with direct access to the Caribbean Sea. Phase II plans for a boutique hotel along with three additional mid-rise buildings and additional Marina Condominiums. In addition to carving out 500 acres dedicated as a nature preserve, Edgewater Resources has carefully planned and integrated the landscape to create a residential community nestled within the native habitat of coastal Belize. As Principal in Charge, Mr. Weykamp led the design and planning of all aspects of the project.

CENTENNIAL OLYMPIC PARK, Atlanta, Georgia

Design and implementation of a 21-acre urban park between the Georgia World Congress Center/Convention Center, the downtown exhibition centers and Coca-Cola world headquarters. The park was adopted for temporary use during the celebration of the Centennial Olympic Games.

DISNEY'S BOARDWALK RESORT

Landscape design services for a 900-room themed resort designed in the style of an old New England lakeside village.

DISNEY'S CORONADO SPRINGS RESORT

Landscape architecture services for a 1,920-room moderate resort and convention center Walt Disney World.

NEWINGTON, THE OLYMPIC VILLAGE, SYDNEY, AUSTRALIA

The overall goal of the Village and its landscape component has been the creation of a "Village in the Park" that will be sustainable in all aspects and provide high standards of amenity and lifestyle opportunities for its 6,000 residents. The Village will have a very permeable open space system featuring Australia's native plants and will have linear park connections to Millennium Park and Olympic Park, with a comprehensive trail system for pedestrians and bicycles

PORT CARIBE SAN JUAN MEGAYACHT SHIPYARD

The Port Caribe San Juan Mega Yacht Marina and Shipyards will redevelop a former US Navy graving dock into a world class dry dock maintenance, refit and overhaul facility. The project vision includes the development of two very high-quality marina yacht facilities, including a shipyard/refit facility that will renovate the former Navy dry-dock property into a world class refit operation on par with the best European facilities, and a world class superyacht marina facility located nearby in the historic San Juan downtown.

PORT CARIBE SAN JUAN SUPERYACHT MARINA

The Port Caribe San Juan Superyacht Marina will serve the largest vessels in the Caribbean, while providing high quality superyacht facilities both on landside and water. The land side will include a yacht club with swimming pool and amenities to cater to superyacht owners, their crew and suppliers. Additionally, housing will be provided for crew members along with amenities such as a health club, entertainment venue and related facilities that will complement the adjacent Old San Juan commercial district.

LA PAZ MARINA SANTA CRUZ

Marina Santa Cruz, located just north of La Paz, will be Mexico's leading luxury mega-yacht marina and resort destination. Upland program elements include two resort hotel sites, hillside marina village with boutique hotel, luxury single family villas and condos. The marina program includes over 500 slips for vessels from forty to over three hundred feet, luxury floating homes and slips, a floating shore club/bar/grill and pool, fuel and service docks, full-service maintenance and dry storage for three hundred boats up to forty feet in length. This site is ideally located as a natural hurricane safe harbor and offers easy access to many of the local marine reserves and beaches throughout the Sea of Cortez. Edgewater's role has been as lead planners and engineers taking the project from visioning through MIA approvals.

SOUTH HAVEN YACHT CLUB

The South Haven Yacht Club is a successful and historic facility that is planning for the future of the club through a comprehensive site analysis, building condition assessment, and planning process to make the most of the existing site. Services included architectural design for renovations of the existing club, as well as concepts for a new, larger facility and site planning for expanded marina elements, sailing club, parking renovations, and fuel system. As Principal of the design team, Mr. Weykamp led the design and planning of all aspects of the project.

PENTWATER YACHT CLUB

Edgewater Resources is assisting the Pentwater Yacht Club, a historic facility located on Pentwater Lake adjacent to Lake Michigan, in planning for the next major renovation of its historic building. Services include architectural design concepts for renovations of the existing club, as well as concepts for a new, larger replacement facility that maintains the character of the existing structure. Additional efforts included wave attenuation design. As Principal of the design team, Mr. Weykamp led the design and planning of all aspects of the project.

MUSKEGON YACHT CLUB

The Muskegon Yacht Club experienced significant damage to their floating wave attenuator and dock system during a 2019 spring storm. Edgewater Resources was engaged to establish a plan to repair and reconfigure the existing floating wave attenuator to minimize the likelihood of future damage while maintaining as much wave attenuation performance as possible, within a tight budget. As Principal of the design team, Mr. Weykamp led the design and planning of all aspects of the project.

KENOSHA YACHT CLUB

Edgewater Resources assisted the Kenosha Yacht Club in planning for alternate strategies to address the impending end of their land lease. Strategies included

relocation to an improved site adjacent to a nearby marina, and renovation strategies and expanded community boating services aimed at encouraging the City of Kenosha to renew their existing lease. As Principal of the design team, Mr. Weykamp led the design and planning of all aspects of the project.

SPRING LAKE YACHT CLUB

Edgewater Resources prepared a harbor and waterfront master plan to help Spring Lake Yacht Club provide a safe harbor for their youth and community sailing programs. This required complete reconfiguration of their existing docks and installation of a floating wave attenuator to create calm basin to allow for safe boating activities.

LUDINGTON HARBOR VIEW MARINA ASSESSMENT

Edgewater Resources completed a condition assessment and development recommendations to facilitate the post-lease transfer from a public-private-partnership back to the State of Michigan. The 25 year old facility was constructed by a private operator in partnership with the state, and this project outlined the immediate improvements necessary for state operations to begin, as well as future development recommendations for the use, operation, and renovation of the facility.

CITY OF WAUKEGAN WATERFRONT ACTIVE IMPLEMENTATION PLAN

The City of Waukegan commissioned a Master Plan in 2003 to help form a vision for future development of the downtown and lakefront. However, in the year 2015, many of the action items of this Master Plan had yet to be implemented. In July of 2015, the City of Waukegan, in cooperation with the Waukegan Park District and Waukegan Port District and with funding from the Great Lakes Restoration Initiative through the Illinois Coastal Management Program, tasked Edgewater Resources with the creation of an Active Implementation Plan as an effort to realize the vision of the original Master Plan.

WAUKEGAN PORT DISTRICT MASTER PLAN

The purpose of the Waukegan Port District Master Plan is to assess the existing conditions of the Port's waterfront properties, identify opportunities to enhance the economic vitality of the waterfront, improve the connection of the waterfront to downtown Waukegan, and present economically viable alternatives to make immediate and long-term improvements. The specific goals of the Master Plan include incorporating stakeholder participation to coordinate efforts and galvanize support, identifying future infrastructure needs and prioritizing projects based on that input, demonstrating environmental stewardship, incorporating green infrastructure, identifying sustainable alternatives to current operations, and considering economic development initiatives that provide a long-term funding source to implement these goals. As Principal of the design team, Mr. Weykamp led the design and planning of all aspects of the project.

CITY OF WAUKEGAN BEACH MANAGEMENT PLAN

The Waukegan's Beach Management Plan provides a clear vision and strategy for the management of Waukegan's beaches for residents and visitors, all within minutes of downtown. The study area is just one mile south of Illinois Beach State Park, home to over 650 species of plants, abundant wildlife, and the only remaining beach ridge shoreline left in the state of Illinois. The plan provides guidance for protecting the existing natural resources of Waukegan's public beaches and



JACK C. COX, P.E., D.CE, D.PE, D.NE

Principal | Coastal Engineer | Director of Engineering

Mr. Cox is Senior Principal and Coastal Engineer for Edgewater Resources, where he directs the planning and design of large and complex waterfront and harborworks projects worldwide. He possesses internationally recognized credentials in research, engineering, and design of projects involving nearshore hydrodynamics, arctic and ice processes, harbor tranquility, breakwaters, fixed and floating marine structures, dredge material disposal, shore protection, port planning, marina design, and risk analysis. He is triple board certified in Coastal, Port and Navigation Engineering by the Academy of Coastal, Ocean, Port and Navigation Engineers, one of only thirty in the entire world so certified. He is a Professor of Practice and distinguished speaker on the topic of coastal engineering at the University of Wisconsin, and lecturer at both Purdue University and the US Naval Academy. His 45+ years of experience in the coastal engineering field spans a full range, from ecologically sensitive planning through final design and construction.

EDUCATION

- Bachelor of Engineering Science
Purdue University
- Master of Engineering Science
Purdue University
- Post-graduate Studies in Geophysical Fluid
Dynamics, University of Chicago
- PhD (abt) in Coastal Engineering
University of Delaware

REGISTRATIONS

- Registered Professional Engineer
State of Alaska
- State of Delaware
- State of Florida
- State of Illinois
- State of Indiana
- State of Louisiana
- State of Maryland
- State of Mississippi
- State of New York
- State of New Jersey
- State of Ohio
- State of Rhode Island
- State of South Carolina
- State of Washington
- State of Wisconsin
- Country of Cyprus - Special Presidential
License

BOARD CERTIFICATIONS

- Academy of Coastal, Ocean, Port and
Navigation Engineers
- Diplomate Coastal Engineer
- Diplomate Port Engineer
- Diplomate Navigation Engineer

ILLINOIS BEACH STATE PARK SHORELINE STABILIZATION , ZION, IL

Led design development of a six mile shoreline stabilization project to protect and enhance a highly eco-sensitive coastline on Lake Michigan. Employed a design approach to minimize any structural contact with the beach by using tuned offshore structures and introducing the concept of virtual shorelines. Directed numerical shoreline change modeling and large scale physical model testing to confirm/refine design. Integrated habitat enhancing features into breakwater design to create living shoreline.

**RYAN/WALTERS ATHLETIC CENTER SEAWALL,
NORTHWESTERN UNIVERSITY, EVANSTON, IL**

Directed the concept formulation and physical model testing of a double recurved seawall to protect the exposed lake side of the athletic complex. The design was developed to be functional at various water levels, to resist ice push, and to eliminate wave overtopping and splash that could endanger the building. Directed structural design of the precast concrete wall segments. Measured wave impact forces and overtopping phenomena for various test sections in a hydraulic flume. Developed final solution geometry.

MARINA WAVE ATTENUATOR SYSTEM, BUFFALO HARBOR, NEW YORK,

Designed and model-tested an innovative ice-resistant sloping float wave attenuator system for conversion of a deep draft commercial slipway to function as a marina basin at Seaway Piers.

MIDDLE BASS MARINA HAROBR AND BREAKWATER , OH

Examined wave transmission characteristics through a proposed jettied harbor entrance. Adjusted jetty length and orientation to reduce costs. Confirmed wave agitation levels at entrance mouth and resolved vessel safe maneuvering issues during storm events. Confirmed harbor agitation levels along wetland banks to verify bioengineering shore protection potential. Tested stability of crescentic pocket beach design

**LIGHTHOUSE CREEK SEDIMENTATION ABATEMENT STUDY,
BERRIEN COUNTY, MI**

Directed numerical modeling of sedimentation occurring at the mouth of Lighthouse Creek on Lake Michigan. Assessed cause of blockages forming across the discharge

HONORS + AWARDS

Adjunct Professor of Practice in the Department of Civil and Environmental Engineering, University of Wisconsin

Assistant Director and Distinguished Lecturer for The Docks and Marinas Program, Department of Engineering Professional Development, University of Wisconsin

Board of Trustees of The Academy of Coastal, Ocean, Port and Navigation Engineers (ACOPNE) / Trustee for Navigation and Coastal Engineering

Inaugural Diplomate in The Fields of Coastal, Port and Navigation Engineering, ACOPNE/ASCE

US Representative and Deputy Chairman for The PIANC Recreational Boating Commission - 18 Years

Tsunami Technical Advisory Board, University of Washington

Patent Holder for "Quay Wall with Absorption Blocks and Interconnecting Flow Paths" Patent No.: US 9,896,814 B2,

Past Chairman for The ASCE Coastal Practice and Cold Regions Engineering Technical Committees

Principal Author and Lecturer for The ASCE Manual 50 for Planning and Design of Small Craft Harbors, the PIANC Marina Design Guidelines Manual and The International Marina Designer Training Program

Author of Fema Wave Overtopping and Propagation Theory and Methodology.

channel from upstream impoundment. Applied principal of intentional local sediment starvation to induce sedimentation mitigation. Modeling of sedimentation employed MIKE ST and LITPAC to explore location and nature of various structural interventions to trigger passive sediment depletion and clearing of the channel mouth at the beach.

KENOSHA HARBOR SEDIMENTATION CONTROL, KENOSHA, WI

Directed numerical modeling of the sedimentation process causing shoaling of the Kenosha harbor entrance. Explored various intervention options to diminish or halt the shoaling including modifying the length and orientation of the entrance jetties. Also explored options for updrift capture of the sediment drift, either by using wave shadow to force tombolo formation and sand trapping, or by the use of updrift jetty spurs to redirect and trigger reverse coastal littoral currents.

OGDEN DUNES SHORE PROTECTION, OGDEN DUNES, IN

Evaluated local littoral processes and wave impingement on a mile long community seawall. Performed forensic analysis of failing wall sections and forecast pending failures. Developed a design of a wave absorbing berm style revetment to serve as emergency buttressing of the seawall. Assessed runup and overtopping of old and new shoreline works. Developed design of a permanent revetment defense to be entombed into a coastal dune. Provided permitting support and expert services during litigation actions.

OAK CREEK SHORELINE STABILIZATION. OAK CREEK, WI

Directed shoreline erosion and bluff retreat study. Addressed risk of bluff failure due to undercutting, exposure of contaminated soils near the bluff edge. Forecasted hazard and risk to the City's water supply intake due to high water levels and failure of a seawall due to end erosion effects. Evaluated a variety of shore protection solutions including pocket beaches, shoreline revetments and beach nourishment, based on effectiveness across a range of water levels and for various degrees of expected longevity. Led engineering of the final solution which integrated a revetted toe, topped by a public promenade and accessible by pathways.

WHISTLING STRAITS SHORELINE NATURAL STABILIZATION, KOHLER, WI

Led study of bluff and beach erosion, and design of a natural mitigation approach to retain the intentional aesthetics of the Ryder Cup host's shoreline. Evaluated the coastal processes and local shoreline responses to identify areas where naturally occurring retreat could be allowed to continue without impacting course operations, and where physical protection needed be added. Developed a solution mix of natural pocket beaches and low profile wave absorbing stone revetments. Sought solution to be compliant and complementary with the evolutionary changes of the shoreline.

SHORELINE STABILIZATION AND MARINA MASTER PLANNING, EUCLID OH

Led concept formulation and design of new living shoreline approach to bluff stabilization and shoreline restoration through the use of tuned offshore structures to direct and modify the existing littoral processes and patterns. Oversaw numerical and physical model testing of design solution addressing, waves, ice and ecological enhancement.



EDUCATION

Bachelor of Science, Civil Engineering with Honors, 1978

Michigan Technological University

REGISTRATIONS

Registered Professional Engineer

State of Illinois

State of Florida

State of Michigan

State of New York

State of North Carolina

Washington D.C.

State of Texas

State of Alabama

Belize

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

Michigan Boating Industries Association

Association of Marina Industries

International Marine Institute

National Marine Manufacturers Association

Marine Industries Association of the Treasure Coast, Inc.

Treasure Coast Florida Association of Environmental Professionals

RONALD E. SCHULTS, PE

Principal/Chairman

Mr. Schults is recognized as one of the most notable waterfront and marina development experts in the world, and often speaks on the topic at national and international conferences. His combined passion for community development, coastal engineering, and sailing inspired him to focus on projects that help preserve our waterways and sustain the economic growth and vitality of waterfront communities across the United States and around the world. In 1979, he founded The Abonmarche Group and grew his international waterfront design group through more than 300 waterfront projects around the world. He has personally developed and financed multiple successful waterfront developments valued in excess of \$150 million and applies that real-world experience on behalf of clients and community partners who are working to create sustainable and responsible waterfront development projects.

PORT OF ROCHESTER MARINA

Principal Engineer for the planning and design of the Port of Rochester Marina project; a new active public waterfront park, public promenade, and a 180-slip marina on the Genesee River in Rochester, New York. Approved final design and engineering of site utility requirements, realignment of utilities and roads and specifications. Coordinated multi-agency approvals and site plan compliance for grant funding requirements. Oversaw dock structures and associated safety/utility components, design calculation/specification of dock freeboard buoyancy, stability, ADA compliance, clear/berth widths/spacing; calculation/specification for anchorage systems and component sizing; utility system design, calculation/specification and code compliance for electrical and potable water; shoreline protection design, sizing and construction administration.

ONE° 15 BROOKLYN MARINA REDEVELOPMENT

Principal Engineer for design and development of New York Harbor's newest upscale marina in New York Harbor. The project involved the creation of a new marina facility with full accommodations for vessels from small sailing dinghies to 200-foot megayachts. The project site is a former industrial shipping pier that was partially removed and repurposed into public park space, creating a unique set of challenges and design constraints. Due to its size and location, the project required detailed utility routing analysis and coordination with the surrounding public park to ensure compatibility with the current layout along with the park's proposed future improvements

NAVY PIER MARINA, NAVY PIER

This 100% transient marina along the northern edge of Navy Pier will become the newest waterfront gateway for transient boaters to world renowned, amenity rich Downtown Chicago and regional destinations on Lake Michigan. The Project consists of approximately 132 boat slips ranging from 26' to over 100' in length, containing approximately 6,460 lineal feet of flexibly designed dock space arranged to accept both large and small vessels.

PARADISE VILLAGE MARINA REDEVELOPMENT

Mr. Schults led the Edgewater Resources team in conducting a preliminary marina market analysis in support of the marina's goal to implement and operate a marina and sporting dry harbor. This analysis entailed a global study of the site including

HONORS + AWARDS

Great Lakes Sea Grant Network "Great Lakes Outreach Programming Award," Sustainable Small Harbors Project
2013 President's Award, American Society of Landscape Architects, Illinois Chapter, 31st Street Harbor, Chicago, Illinois
ISS Fabien Cousteau Blue Award 31st Street Harbor, Chicago, Illinois
AIA Chicago SustainABILITY Leadership Merit Award, 2012, 31st Street Harbor
First Place, Engineering News Record Midwest "Best Projects" 2012, 31st Street Harbor
2006 – Ernst & Young Award, Michigan Entrepreneur of the Year
2005 – Ernst & Young Nominee, Michigan Entrepreneur of the Year
1991 – Engineer of the Year, Michigan Society of Professional Engineers, Blossomland Chapter
1988 – Business Expansion Award, Chamber of Commerce
1998 – Employment Gold Award, Chamber of Commerce

PUBLICATIONS + LECTURES

"Design for the Changing Water Levels" IMBC 2018
International Marina and Boatyard Conference & Exposition; Speaker 2013
"Urban Waterfronts" IMBC 2013
"Water Levels" IMBC 2013
"Waterfront Development Strategies" IMI 2011
"A Case Study Harbor Village at Manistee Beach Development Manistee, MI" 2011
"New Marina as Economic Catalysts" IMBC, 2011
"Boating This Year and Beyond" and "Marina Vision," Great Lakes Boating, April 2009

storage capacity, mixed-use potential elements, lounge/restaurant, parking, restrooms/lockers/showers, and other boater services amenities. Edgewater then identified a preliminary design and budget for alternate marina fuel facilities at the existing site, with final design in early 2020.

31ST STREET HARBOR

Managed the dock structures and all associated safety and utility components, the design calculation/specification of dock freeboard buoyancy, stability, ADA compliance, clear /berth widths and spacing, calculation/specification for anchorage systems and component sizing; associated utility system design, calculation/specification, code compliance for electrical and potable water. Oversaw site inspection during construction.

GATEWAY HARBOR

Led the marina engineering team in the development of a new 250 slip destination harbor for the Chicago Park District. Located adjacent to Navy Pier, the new \$55 million harbor project will reconstruct the historic Dime Pier structure and create a new publicly accessible pier providing views of the Chicago skyline. Key elements include improved pedestrian and bicycle connectivity to downtown Chicago and integration of extensive sustainable design strategies including reuse of existing structures, materials selection, habitat creation, alternative energy generation, and LEED Certified structures.

82 STATE OF MICHIGAN MUNICIPAL MARINAS

Ronald Schults has completed many marina feasibility studies, dredging, improvements and master plans for the state of Michigan. Some of these include, but are not limited to: Bay City, East Tawas, Cedar River, Grand Traverse, Harrisville, Mackinac Island, and more.

ANGUILLA ISLAND MARINA FEASIBILITY

Edgewater Resources was engaged to conduct an island-wide megayacht marina Master Plan and Feasibility Study for five alternate sites around the Island of Anguilla. Edgewater evaluated existing site conditions, such as geography, coastal processes, environmental concerns, property ownership, property availability, existing infrastructure, proximity to amenities, and ability to augment tourism on the island.

MARINA SANTA CRUZ RESORT

Mr. Schults is primary partner and facilitator between the land-owner and funding groups to implement construction of \$900M resort with Phase I funding of \$125M. The project is nearing completion of final approvals with the Federal Mexican MIA Process and also the submerged lands right. The project includes 500 super yacht slips to 400' in length, in addition to a 4-star hotel, condominiums, single-family bungalows, commercial facility, shipyard and marine repair facilities, wastewater treatment plant, water desalination plant, drystack and the like. The project is anticipated to begin construction Spring 2021. Mr. Schults serves as the Principal in Charge of the project for Edgewater.

CAROLINE BAY MARINA REDEVELOPMENT, MORGAN'S POINT

As Principal-in-Charge, Mr. Shults provided leadership to the Edgewater Resources team that provided a marina market feasibility study, design, engineering and project management for a luxury marina and yacht club, accommodating vessels 30 - 300 feet in length. The Project began in 2014 and opened in Spring 2017 in time for the America's Cup Regatta.



EDUCATION

Bachelor of Science, Civil Engineering
Michigan State University, 2011

REGISTRATIONS

Registered Professional Engineer
State of Florida
State of Idaho
State of Indiana
State of Michigan
State of New York
State of Ohio
State of Wisconsin

PUBLICATIONS / LECTURES

"St. Joseph Coastal Study" FEMA Great Lakes Coastal Flood Study, 2012 & NOAA Great Lakes Coastal Resiliency Planning Guide, 2013

"Design & Construction of a Modern Floating Dock Facility" MSPE, Muskegon Chapter, 2015

AWARDS / RECOGNITION

Registered Professional Engineer
2019 Young Leader Award, Marina Dock Age Magazine

COLIN HASSENGER, PE

PROJECT ENGINEER & PROJECT MANAGER

Colin Hassenger has a vast array of experience ranging from survey field work to shoreline protection design, marina design and construction oversight. Mr. Hassenger joined Edgewater Resources in 2011 and has since been extensively involved in numerous marina and waterfront projects. Mr. Hassenger has led the design and implementation of numerous waterfront projects ranging from private residential shorelines to 100+ vessel municipal marinas.

PORT OF ROCHESTER MARINA

The Port of Rochester Marina project includes the transformation of an underutilized asphalt parking lot and ship loading area into a new 180 slips marina serving both seasonal and transient boaters. As part of the overall project design team, Mr. Hassenger, acting as Project Engineer, performed the design and implementation oversight of the marine-based elements of the project along with coordinating their connectivity to the surrounding site infrastructure. The facility opened Spring 2016 and remained fully functional during the record high Lake Ontario water levels of 2017.

BUFFALO WATERKEEPER OHIO STREET LAUNCH

Edgewater Resources, as sub to Anchor QEA, provided preliminary design, site visioning, master planning, and final engineering for the project in order to ensure that the marine and landside elements were interconnected and complementary. The site elements included waterfront seating and observation area, walk in cartop boat launch, fishing pier boardwalk, hardscapes, and marine debris deflectors. The project site contained shallow bedrock and previous subsurface contamination which reduced the allowable construction methods and allowable disturbance. The project was been awarded and is scheduled to be constructed in 2021.

SAMPSON STATE PARK MARINA RENOVATION

The Sampson State Park Marina renovation project completely rebuilt this 90 slip marina on Seneca Lake, New York. Project elements included complete reconstruction of the fixed docks and utility infrastructure, fuel docks, sheet pile walls, and upland paths and landscape. New armor stone revetments at the harbor entry greatly improved the wave climate within the harbor

DERIVERA PARK PUT-IN-BAY B DOCKS IMPROVEMEMNT

The Derivera Park project includes Initial feasibility services to explore a variety of potential strategies for improving the facilities using either fixed docks, floating docks, or an appropriate combination of systems, and outline high level conceptual cost estimates, schedule implications, and potential permitting issues.

SENECA LAKE STATE PARK

The Seneca Lake Marina and Breakwater project will replace an existing twelve slip transient marina with a new 80 slip facility protected by a 300' long fixed breakwater on Seneca Lake, New York. The project included an initial market analysis, community outreach, USFWS BIG Grant funding, SEQOR permitting, and is now in final design and engineering.

BROOKLYN BRIDGE PARK MARINA

Mr. Hassenger worked to help create a new luxury marina in Brooklyn, New York as Engineer and Assistant Project Manager. The project involves the creation of a new marina facility with full accommodations for vessels from small sailing dinghies through 200'+ super yachts. The project site is a former industrial shipping pier that has been partially removed and repurposed into public park space, creating a unique set of challenges and design constraints. Due to its size and location, the project requires detailed utility routing analysis and coordination with the surrounding public park to ensure compatibility with the current layout along with the park's proposed future improvements.

DISCOVERY CENTER GREAT LAKES MARINA

The Discovery Center Great Lakes is home to a range of community and non-profit organizations interpreting historic shipping and boating on the Great Lakes. Mr. Hassenger served as Project Engineer. This project created the master plan for a completely renovated waterfront and marina to provide homes for a number of historic tall ships, wooden sailing vessels, and the Traverse Area Community Sailing program. In addition, several seasonal and transient slips will be made available for lease to help fund non-profit activities and offset the cost of construction.

TRAIL CREEK MARINA IMPROVEMENTS PROJECT

Mr. Hassenger served as Engineer and Assistant Project Manager and construction inspector for the replacement of a dilapidated shoreline with a new durable seawall to allow for easier access and parking accommodation for the marina's patrons. The project also addressed some significant utility and site infrastructure deficiencies to correct potential hazards and create modern services. Mr. Hassenger was actively involved in the project from inception through completion.

WASHINGTON PARK MARINA SAND RELOCATION PROJECT

Mr. Hassenger served as Assistant Project Manager and Engineer for the removal and relocation of over 7,000 cubic yards of material from within the marina basin. The project involved removing the material along with developing mitigation strategies to help reduce future maintenance requirements. Due to its potential influence on the adjacent waterway, the project involved significant communication and coordination with governing agencies to ensure compliance.

NEW BUFFALO SHORELINE ALLIANCE

New Buffalo Shoreline Alliance is a nonprofit organization formed to preserve and protect the beaches and shoreline of Lake Michigan in New Buffalo Township (Berrien Co.), and the neighboring cities. Edgewater Resources was retained to provide shoreline solutions for the lakefront. Strategies recommended include a major beach nourishment project utilizing sand dredged from the deeper waters of Lake Michigan, and placement of offshore rock structures carefully shaped and placed to direct the natural currents to deposit sand on shore in appropriate locations



EDUCATION

Masters in Civil Engineering – Water Resources
University of South Florida, Tampa, FL 2011
Bachelor of Science, Chemistry
Oakland University, Rochester, MI 2005

PROFESSIONAL AFFILIATIONS

Professional Engineer
State of Michigan, 2017

CERTIFICATIONS

ASFPM CFM – Certified Floodplain Manager
2015
OHS 40-hour Hazwoper
OHS
NEPA Initial Course & Categorical Exclusions Training
Indiana Department of Transportation
Army Corps of Engineers 38-hour Wetland Delineators Training Program
Richard Chen Environmental Training, Inc

LINDSEY MATHUS, PE

Staff Engineer / Edgewater Resources, LLC

Lindsey Mathus has a wide variety of experience ranging from wind/wave studies to marina design and implementation. Ms. Mathus has also gained many years of experience working for a small business where she managed client/subcontractor relationships, performed engineering assessments, and conducted quality control inspections. Ms. Mathus joined Edgewater Resources in 2013 where her duties include marina and water resources engineering, site design, permitting, and coastal modeling. Since joining the firm, she has cultivated a variety of experience including bathymetric and topographic surveying, environmental permitting, marina site planning, shoreline stabilization, construction administration, project engineering, project management, shoreline protection, and wave modeling. Ms. Mathus is proficient in AutoCAD, AutoCAD Civil 3D, and MIKE 21.

LIGHTHOUSE CREEK SEDIMENTATION ABATEMENT STUDY, NEW BUFFALO, MI

Directed numerical modeling of sedimentation occurring at the mouth of Lighthouse Creek on Lake Michigan. Assessed cause of blockages forming across the discharge channel from upstream impoundment. Applied principal of intentional local sediment starvation to induce sedimentation mitigation. Modeling of sedimentation employed MIKE 21 spectral wave (SW), Boussinesq (BW), hydrodynamic (HD) and littoral processes (LITPACK) modules to explore location and nature of various structural interventions to trigger passive sediment depletion and clearing of the channel mouth at the beach.

NEW BUFFALO SHORELINE ALLIANCE, NEW BUFFALO, MICHIGAN

The New Buffalo Shoreline Alliance is a partnership of local communities and property owners along a five-mile stretch of Lake Michigan shoreline just north of the state line at the border of Indiana. This segment of shoreline is experiencing significant erosion due to sand starvation caused by the cessation of beach nourishment activities at the harbor structures at South Haven. Edgewater Resources has been engaged to facilitate the design and implementation of a system of offshore breakwaters designed to both protect the shoreline from wave energy and direct the deposition of sand from natural littoral drift into appropriate locations to further mitigate damage

DISCOVERY PIER, TRAVERSE CITY, MICHIGAN

The Discovery Center Great Lakes is home to a range of community and non-profit organizations interpreting historic shipping and boating on the Great Lakes. This project created the master plan for a completely renovated waterfront and marina to provide homes for a number of historic tall ships, wooden sailing vessels, and the Traverse Area Community Sailing program. In addition, a number of seasonal and transient slips will be made available for lease to help fund non-profit activities and offset the cost of construction.

BROOKLYN BRIDGE PARK MARINA, BROOKLYN, NEW YORK

New York Harbor's newest luxury marina is in Brooklyn Bridge Park, in Brooklyn, New York. The project involved the creation of a new marina facility with full accommodations for vessels from small sailing dinghies through 200'+ super yachts. The project site is a former industrial shipping pier that has been partially removed and repurposed into public park space, creating a unique set of challenges and design constraints. Due to its size and location, the project requires detailed utility routing

analysis and coordination with the surrounding public park to ensure compatibility with the current layout along with the park's proposed future improvements.

GREEN BAY SOUTH SHORE MARINA – NRDA PROJECT, GREEN BAY, WI

Conducted community involvement meetings with key stakeholder groups including agencies, owners, and community groups for design input. Developed design for emergent offshore breakwater and marine habitat structures to prevent sedimentation nearshore, restore the shoreline, provide habitat for aquatic species, and protect the shoreline from wave impacts. The upland area is to be restored and include a bioswale to manage stormwater runoff before entering lower green bay.

HISTORIC OTTAWA BEACH MARINA PHASE I RECONSTRUCTION

The Historic Ottawa Beach Marina Phase I Reconstruction project involves the modernization and “right-sizing” of the facility including fixed dock construction, utility upgrades, revetment construction, parking lot and upland improvements, addition of transient slips and dock/structure removal of existing marina facility. A significant amount of funding for the project was secured through the Boater Infrastructure Grant (BIG) program. The goal of this effort was to guide the future development of the harbor to provide modern boating amenities, improve accessibility, respond to boater preferences on the Great Lakes and Lake Macatawa, integrate the harbor with the goals of Ottawa County Parks and Recreation Commission, and create a financially realistic phasing plan to see the vision through to implementation.

CHICKAMING TOWNSHIP SHORELINE, CHICKAMING TWP, MI

Chikaming Township retained Edgewater Resources to review the ongoing and future proposed shoreline protection projects on private parcels within Chikaming Township, in particular those projects located near Township owned properties such as Cherry Beach.

SILVER BEACH SHORELINE, ST. JOSEPH, MICHIGAN

Edgewater Resources surveyed the shoreline and worked with the regulatory agencies to approve an emergency shoreline that could be implemented both immediately and effectively. The emergency shoreline strategy consisted of an armor stone revetment for the majority of the project area and a section of temporary sand barriers called HESCO barriers. The project was designed to be conducive to the short and long-term goals regarding public recreation needs, public safety, and protecting important infrastructure. The Owner wanted to construct the emergency work as soon as possible due to the threat of Fall and Winter storm activity on the adjacent roadway and upland infrastructure. Edgewater Resources was able to obtain permits within 3 weeks and solicited bids from contractors simultaneously. The project was awarded upon permit receipt and was completed within a month while under the project budget.

Methodology and Technical Approach

Project Understanding and Approach



We understand that the goal of this project is to determine the feasibility of a new deep water marina on South Padre Island that will expand access to the Laguna Madre, increase access for larger boats in the area, and serve as an economic catalyst for the community while improving the quality of life for residents and visitors alike. This effort will include a marina market analysis, assessment of potential marina sites, physical feasibility and concept level cost estimates, and a business plan outlining development costs, rate structures, revenues, operational costs, financing, and implementation strategies. We will also estimate direct and indirect economic impacts on the community from the development of the facility.



In order to ensure the long term economic viability of the marina, a key element of the project will be the completion of a marina market analysis that will help determine the appropriate slip size and mix, transient/seasonal ratio, market rate structure, and the utilities and amenities required to be competitive in the local market. The market analysis will inform the physical feasibility analysis, which will assess the environmental impacts and permitting requirements, as well as the physical conditions that will impact the cost of developing the necessary shoreline protection and marina infrastructure. These elements will be considered together to assess costs and revenues, and a range of potential operational strategies will be developed to help the South Padre Island EDC to fully understand the most beneficial long term operational plan.

A key element that sets our team apart is that we are lifelong boaters and owners/operators of marinas, in addition to our professional skills in marine engineering, planning, and design. As we regularly race in sailing regattas, fish, and cruise, we understand all facets of boating from the boater's perspective. As part of our marina market analysis, we will engage directly with local boaters to be sure we understand the intricacies of the Laguna Madre and Gulf of Mexico, and what drives boaters to visit some areas and avoid others.



It will be important to define a clear market position for the proposed marina that takes into consideration the offerings of other public and private marinas in the region and focus on the assets South Padre Island has to offer over other regional destinations.



We have completed dozens of marina market analyses over the last ten years, including extensive and detailed marina market analyses for municipal and private facilities. We will develop a clear understanding of the boating market in the broader South Padre Island region through site visits, market research, and direct interviews that will provide a sound basis of comparison as we collect current data specific to South Padre Island. We will then supplement this information with regional market data we have collected over the last ten years to identify regional trends from both the operator and boater perspectives to provide a regional context.



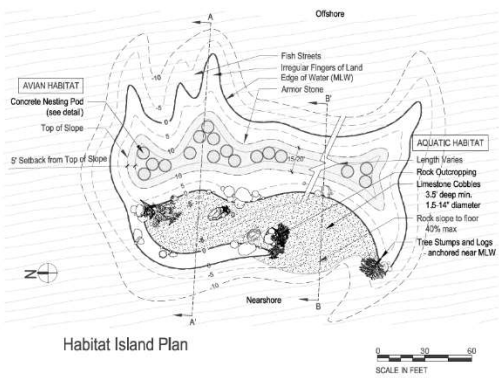
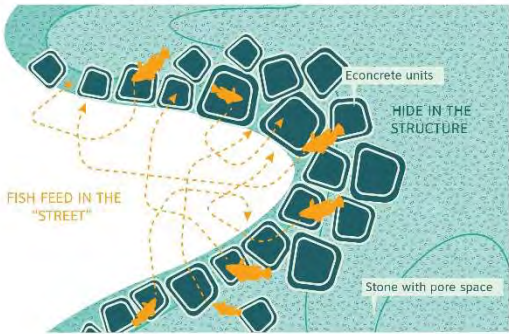
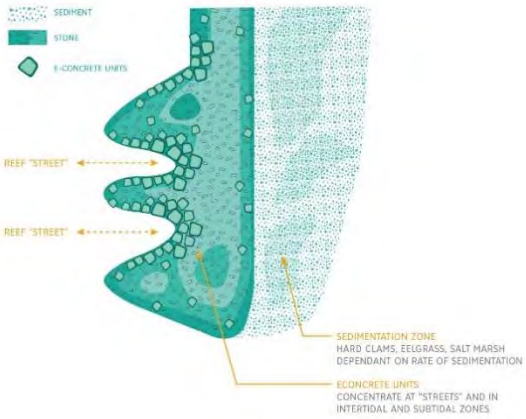
The principals of Edgewater Resources are regular presenters and instructors at national and international marina conferences such as SOBA, Docks Expo, and IMBC, as well as regular contributors and authors of articles for marina trade publications. As we are also completing feasibility studies for similar projects across Mexico, Central America, and the Caribbean, we have a deep and current understanding of the market conditions across the broader region and transient boating community.



We have collected direct survey feedback from literally thousands of boaters that help us to better understand constantly evolving trends in boating, including the specific elements of marinas and harbors that are most important to the boater. We are also at the forefront of emerging trends including the future electrification of boat propulsion, electric shock marina safety, and boat sharing.

Expanding Access

We firmly believe that the waterfront should be accessible to everyone regardless of age, income, or ability. While this includes elements of accessibility from an ADA perspective, what we really focus on is how to get more people on the water by making boating more affordable. In most waterfront communities like South Padre Island, we have found that a surprisingly small percentage of the local community have ever been out on a boat from their hometown. As part of the marina design and operational strategy, we recommend that public facilities go beyond incorporating accessible paddlecraft launch facilities to consider including affordable paddlecraft rental options. Additionally, boat clubs and boat rentals that offer training can make boating much more affordable and inviting, especially for those who did not grow up boating. From a financial perspective, this can also be very beneficial to the bottom line, and we can share case studies from well-integrated public parks and



marinas where paddlecraft and boat rentals made up nearly 50% of marina revenues – at very affordable hourly rates from \$10-\$15 so nearly anyone can participate.

Environmental Sustainability

Sustainability in harbor and marina design must consider everything from water quality and habitat to materials selection and energy consumption. Our work has been awarded the Fabien Cousteau Blue Award, one of the highest honors in environmental sustainability for harbor design, and we incorporate the principles of sustainable design in every facet of our work.

Starting with the harbor design itself, we will design the shoreline protection system to be oriented to reduce the volume of materials needed and to integrate seamlessly with the natural littoral drift patterns to take advantage of natural currents to reduce the need for dredging and direct sediments to desirable areas. This reduces upfront and long-term operational costs, while also allowing us to maintain very high water quality and expand aquatic habitat.

Within the harbor, we will orient the slips to respond to the wave climate in such a way as to reduce the size of the necessary wave attenuation structures to the extent possible and utilize materials that are more environmentally sound and durable. From an energy perspective, we will go beyond individual metering and LED lighting to incorporate passive solar and renewable energy generation on site if appropriate, incorporating the lessons we are learning in the ongoing design of Adelaide Pointe Marina, which we are currently designing to become the first energy positive marina in the United States.

Economic Revitalization

Marinas are significant economic catalysts, and we will estimate the direct and secondary economic impacts along with job creation potential. This activity will help spur adjacent development activity and could attract the private sector to a public private partnership which could help fund the construction of the marina directly or indirectly through generation of additional tax revenues.

Scope of Work



TASK ONE – PROJECT INITIATION

We will work with the South Padre Island Economic Development Corporation (SPI EDC) to establish a project steering committee and facilitate a series of meetings including local city representatives, including the following:

- **Project Initiation:** A project kick-off meeting will be held to review the project scope, project requirements, roles and responsibilities.
- **Site Investigation:** A second meeting will be held to review site conditions, identify new information needs and next steps; and transfer any information to the consultant who would assist in completion of the project.
- **Public Information Meetings:** If desired, we will facilitate up to three public meetings to engage the community in the design process. The purpose of these meetings is to gather boater and community input and build community support for the project while ensuring the design team has the detailed local knowledge necessary to ensure project success.

Deliverables:

- Meeting summaries prepared, with note of agreements/understandings reached, and distributed to meeting participants.



TASK TWO – SITE RECONNAISSANCE

Task 2.1 – Data Collection

We will collect available background information from SPI EDC and local City staff on the existing waterfront area, including but not limited to:

- Existing survey data, including property boundaries
- Property descriptions, aerial photography
- Existing drawings, master plans, and documents
- Existing historic photos, architectural plans and details
- Programming information, demographic and use data
- Traffic/parking data
- Background reports, utility data
- Soundings/underwater topography and/or surveys
- Soil borings in the shoreline area or in the water if available
- Environmental data



Deliverables:

- List of additional project data needs to the SPI EDC
- Meeting notes



Task 2.2 Site Reconnaissance, Inventory of Existing Conditions

We will conduct site-specific reconnaissance of potential marina sites within the City of South Padre Island. Work shall include, at a minimum, identification and mapping of the following:

- Ownership status of all lands to be considered in the design
- Manmade structures, buildings, or facilities on or adjacent to the site
- Transportation/circulation systems (truck, car, bus, ferry, train, pedestrian, bicycle, etc.) that serve or are located near the site
- Adjacent land and water uses
- Historic and archeological resources
- Available Topography and public LIDAR hydrology
- Natural resources, including shoals and other significant ecological resources
- Analysis of site constraints, needs and opportunities
- State and Local Permitting Requirements and Considerations

Deliverables:

- Map(s) and written summary describing the above information and any other appropriate information identified during the project kick-off meeting.

TASK THREE – MARINA MARKET ANALYSIS

We will prepare a marina market evaluation to determine the appropriate slip count and slip size demand, as well as the number of docks, size and type of docks, boat amenities needed. The evaluation will be used to inform the schematic design of the docks and the accompanying boat amenities.

The marina market analysis will assess the current state of the recreational boating market in the South Padre Island region with an emphasis on the lower Laguna Madre regional market to identify trends and information that will guide the future development of this facility. The primary goal is to determine what boaters need and want in a marina (slip size/mix, waiting lists/demand analysis, amenities, facilities, seasonal/guest slip mix, etc) and what will allow the proposed marina to best serve this boating market. Additionally, the data will identify slip rates and provide other useful financial information that will benefit the managers of the facility.

We will survey and document the relevant local and regional marinas in the lower Laguna Madre region to identify the following:



- Slip count, size, mix, seasonal/guest mix, occupancy, rates, and waiting lists
- Mooring types, rack storage, and storage facilities
- Facility conditions, boat launch, showers/restrooms, boater lounge, ship's store, WiFi, and parking
- Utilities, including shore power, water, pump out, fuel, cable and phone
- Services, including lift/hauling, repairs, and rental.

We will also provide information on evolving national trends identified in our recent broader market surveys of dozens of marinas across the country. This will provide a helpful context that will help us better understand the local data collected specifically for this project. Our analysis of available waiting list and occupancy data will determine the specific slip sizes that are in demand. The analysis will also identify relevant impacts on demand due to pricing, amenities, and services provided.

Deliverables:

- Marina Market Analysis, including:
 - Marina Survey Data
 - Pricing / Amenity Analysis
 - Slip Size and Mix Analysis

TASK FOUR – PHYSICAL FEASIBILITY AND COST ESTIMATES

Based on the information developed in the tasks outlined above, we will prepare up to three alternative schematic designs in multiple locations within the study area that consider and summarize the following:

- Future slip counts, size, and mix, as well as seasonal/guest ratio
- Amenities, Utilities, and Accessibility
- Interface with adjacent parks, residential, and business areas
- Concept Level Construction Cost Estimates

We will facilitate a public meeting where the concept design alternates are presented to the community for public comment, and SPI EDC shall then select one of the alternative schematic designs as the basis for further refinement and feasibility analysis. We will then refine the preferred plan elements into a single consensus master plan for further review with the public. We will prepare refined cost estimates and utilize the consensus plan as the basis of the marina financial analysis.



Deliverables:

- Three Alternative Concepts
- Refined Consensus Master Plan
- Cost Estimates
- Documentation of meetings

TASK FIVE – FINANCIAL ANALYSIS

The marina financial analysis will examine the financial viability of the schematic alternatives and review alternative funding sources. The plan will assess construction costs based on the physical master plan prepared and estimate operating expenses based on the facilities, services, and amenities proposed. Realistic occupancy and slip rates will be identified based on the market analysis and the potential revenue stream/cash flow of a renovated marina will be determined. The preliminary economic model will identify a static (one year) relationship of revenues and expenses. The objectives of this work would be to identify:

- Operational marina cash flow, analysis of revenue and expenses
- Proposed marina rates for renovated/expanded project relative to level of service, ie, transient slips, seasonal slips, day docks, etc.
- Proposed annual marina cash flow for renovated/expanded project (static relationship), including proposed revenue and expenses.



Deliverables:

- Marina financial plan
- Static (one year) analysis
- Proposed rate structure
- Operational strategy analysis
- Marina programming analysis

TASK SIX – FINAL MARINA FEASIBILITY STUDY

We will prepare the final marina feasibility report incorporating and clearly communicating the findings of the planning process, including addressing public feedback and stakeholder comments. The report will include a detailed assessment of the economic impacts of the proposed deep water marina. This will include a detailed implementation strategy that considers funding, phasing, and long term operations.



Deliverables:

- Draft Feasibility Study Report
- Final Feasibility Report

Cost Proposal

Project Schedule

We believe this effort can be completed within a period of four to five months, depending primarily upon the public outreach and client review schedule. Our process includes early meetings with agency staff to review their potential concerns as initial schematic concepts are being developed, supported by an ongoing collaborative process that addresses agency concerns in real time as the plans evolve.

Fees

We propose to complete the services outlined in this proposal on an hourly basis that will not exceed the budgets outlined below without prior written authorization. Customary expenses for travel and printing will be reimbursed at the cost incurred with no additional markup, in addition to the fees outlined below.

For example, this scope of work includes three visits to South Padre Island to complete the necessary fieldwork and suggested presentations, and we will coordinate our proposed public meetings to align with these visits. Additional meetings could be held locally in South Padre Island, or we could facilitate some of these meetings using online web meeting tools at a lower cost. Some communities prefer to hold off on the public meeting process until initial feasibility is determined, which could also reduce costs in the initial phases of work. If you find our team to be the most qualified to complete this effort, we are open to further discussions on how to refine our proposed scope of work to best meet your needs and budget.

Task One – Project Initiation:	\$ 3,800
Task Two – Site Reconnaissance:	\$10,000
Task Three – Marina Market Analysis:	\$ 8,000
Task Four - Concept Alternates and Cost Estimates:	\$10,000
Task Five – Marina Financial Analysis:	\$ 5,000
Task Six - Final Marina Feasibility Study:	<u>\$12,000</u>
Total:	\$48,800

Reimbursable Expenses

We suggest a budget of \$6,500 for printing and travel expenses.



Certification

RICHARD GRAVES & ASSOCIATES

Sunday, May 09, 2021

South Padre Island Economic Development Corporation
ATTN: Executive Director
6801 Padre Blvd.
South Padre Island, TX 78597

The following are the major points of our proposal to prepare a Market Analysis, Design Recommendations and Business Plan for the proposed marina on South Padre Island.

Site Selection

Marina Siting Preliminary Design, and Budget Estimate.

George Register, PE, CGC, and Coastal and Oceanographic Engineer will work closely with Richard Graves & Associates and Terracon in the first stage of the proposed study assembling and evaluating physical data such as storm frequency of occurrence, forces associated with storm events, marina anchoring requirements, effects of water depths and fetch on marina site exposure, and general constructability. Design criteria will be established beginning with an evaluation of the Storm of Record.

Economics may require the use of a more frequently occurring storm (less intensity); nevertheless, an actual storm event will be used to establish design criteria. These criteria will be used first in site recommendations, need for site protection, and other considerations that could affect marina layout and construction budget, such as project dredging.

A specific site recommendation with preliminary basin, dock layout and budget will be the products of this study. In turn this study will become the basis for the next phase of final design including numerical and computer modeling of the storm event and evaluation of forces on dock components. Final project design is beyond the scope of this initial study phase.

- Research and determine best site for a marina that can accommodate the target market of 50-to-70-foot boats.
- Optimum mix by slip length
- Marina design and construction cost

Representative Projects

George Register and Dick Graves:

- Baha Mar, Megayacht Marina Cable Beach, Bahama Islands
- Stock Island Megayacht Marina, Key West, FL
- Pogy Plant Marina, Amelia Island, FL

Engineering, Design, and Construction: George Register

- Tip-o-Tilloo Resort, Tilloo Cay, Abacos, Bahama Islands
- Harbortown Marina, Jacksonville, FL

- Berkman Plaza Marina, Jacksonville, FL
- Harbormaster's Restaurant & Marina, Jacksonville, FL (Currently River City Brewing Company Marina)
- Jacksonville University Marine Science Research Institute Waterfront (Floating Docks), Jacksonville, FL
- Station 40 Homeland Security/Fireboat Docks, Jacksonville, FL
- St. Johns River Bar Pilots Dock, Jacksonville, FL

Environmental – Terracon

Within the past seven years, Terracon has performed at least ten Waters of the United States, Section 10 / 404 Jurisdictional Determinations and associated Threatened and Endangered Species Habitat Assessments on South Padre Island. These projects also required either Nationwide or Individual Permits for development within these USACE jurisdictional waters. Within the coastal areas of Texas, Terracon has performed over 25 within the past seven years. Project areas have ranged from approximately 400 acres to three and have included the construction of buildings, residential subdivisions, roadways, renewable energy, and boat ramps and break walls/seawalls. Outside of Texas, Terracon has performed Waters of the United States and Threatened and Endangered Species services for over twenty coast line. Developments. Established in 1965 and present in the Rio Grande Valley since 1996, Terracon has evolved into a successful multidiscipline firm specializing in:

- Environmental
- Facilities
- Geotechnical
- Materials

The firm's success is further evidenced by a current ranking of 22 in *Engineering News-Record's* 2020 listing of the Top 500 Design Firms.

Market Analysis of Proposed Marina Project: Richard Graves

- Site Inspection to check out site and surrounding area, including visits to local marinas.
- Research and determine the current and future outlook of the marina business in the area.
- A summary of the present market and figures on the type and volume of boating traffic in the area over the past years and the outlook for immediate future.
- Research and discover the number and types of pleasure boats within a 50-mile radius of the marina focusing on boats with an LOA 50 to 70 ft.
- Determine the size slips in most demand.
- Define pleasure boaters that would be considered the best prospects for a marina in your location establishing a "Target Market"
- Perform an analysis of the number and size of transient marinas in the area, including any plans for new construction and additions or improvements to existing facilities.
- Prepare a competitive analysis on each of those marinas that can be considered directly competitive, listing advantages and disadvantages. Prepare a S.W.O.T Analysis — **Strengths-Weaknesses-Opportunities-Threats**.
- After compiling all the necessary information, recommend a suggested per foot slip rental price and the scope of amenities and services that would capture the defined "Target Market".

Financial Pro forma

Prepare a five-year financial pro forma to include operating expenses and revenue.

Estimated Fees and Expenses

Based on our fee structure and estimate of the time and personnel involved to complete all phases of the study and publish a comprehensive report of our findings the fee would be \$52,000.00USD. To start the project, we would need an up-front retainer 15,600 \$USD which is approximately 30% of the total fee and the balance payable on completion of the project. Statements for out-of-pocket expenses and services rendered will be submitted monthly.

In addition, to cover the cost of research, travel, buying data, communications, and other related expenses, we anticipate an expense budget of about \$15,000.00 USD. Any anticipated expenses over \$500.00 will be discussed with you for pre-approval. Statements for out-of-pocket expenses will be presented weekly and payable on receipt.

If Required, We Would Offer A Start-Up Marina Management Contract

Summary

Upon completion of each of the exercises, a single document with a full report will be produced covering all aspects of the study. After reviewing the above, if you have any questions or would like to add some additional components to the study please do not hesitate to contact us.

Confidentiality:

The data, recommendations, reports and other materials provided to us or developed in the course of the services we provide to you are strictly confidential and, except as specifically provided herein, we may not at any time reveal or disclose such data, recommendations, reports or other materials in whole or in part to any third party without first obtaining written approval from you. We further agree that we will not divulge to third parties, without your written consent, any information obtained in connection with the performance of these services under this Agreement regarding the project, from partners and principals, unless (a) the information is known to me prior to obtaining it from you or otherwise in connection with our services on the project or (b) the information is, at time of disclosure, then in the public domain.

Ownership of Documents.

All analyses and studies or other documents or work product prepared by us, our agents, representatives or employees ("Consultant Documents") are and shall be the property of South Padre Island Economic Development Corporation and shall be delivered to you upon completion of our services. From the creation thereof and continuing from and after the date of completion of our services, you shall have the unrestricted right to use Consultant Documents in whole or in part or in modified form for such purposes as you may deem desirable, without further employment or compensation to the Richard Graves & Associates. Any and all electronic data processing programs or models used by Richard Graves & Associates for performance of its services or created by Richard Graves & Associates, as a by-product of the research effort shall remain the property of Richard Graves & Associates.

Time Frame

We would need 4 to 5 months from the start date to complete the proposed project and submit the final Site selection, Market Analysis, Design Recommendations and Proformas.

I hope the above meets with your approval and we look forward to working with you. Meanwhile, please contact me if you have any questions concerning our proposal.

Included in our proposal

- Richard Graves Resume
- Richard Graves Testimonials
- Richard Graves Partial List of Clients
- RG Book "The Marina Business"
- George Register Resume
- Alfonso A. Soto, Resume

Thank you for giving Richard Graves & Associates the opportunity to offer our services in evaluate the feasibility of building a deep-water marina on Padre Island.



Richard (Dick) Graves
Principal

RICHARD (DICK) GRAVES
1000 SE 4TH STREET – SUITE 224 – FT. LAUDERDALE, FL 33301
PHONE: (954) 401-4096
EMAIL: RVGRAVES@RGASSOC.COM

CAREER PROFILE

Hands on entrepreneur with extensive experience in all facets of business development and operations. Verifiable proficiency in turnaround management, increasing revenues and bottom-line performance through aggressive marketing and management initiatives. Areas of expertise include:

- Budgeting and Financial Management
- Service and Quality Improvement
- Market Research and Analysis
- Feasibility Studies/Business Plans
- Expert Witness/Mediation
- Strategic Marketing Planning
- Start-Up/Turn-Around Management
- Startup Business Development
- Management and Staff Training
- Marina Design and Development
- Excellent Contract Negotiation Skills
- Mobil Marketing Development

EXPERIENCE

Richard Graves & Associates – Fort Lauderdale, Florida.
Principal – February 1994 – Present

An independent consulting service specializing in management, marketing and business development for marinas and the pleasure boating industry. I am also the owner and broker of Professional Marine Realty, LLC, a business brokerage representing sellers and buyers of marinas, boat yards and other pleasure boating related businesses. Prior to focusing on the marina industry, I held senior executive positions in the hospitality industry working for International hotel chains and independent hotels. My introduction to the marina and pleasure boating industry began in 1984 when I was hired by the Bahia Mar Resort and Yachting Center in Fort Lauderdale as the Senior VP of business Development. In 1994 I left the resort to start my own consulting business for marinas, resorts and hotels.

International Marinas, L.C. – Fort Lauderdale, Florida
Executive V.P. – November 2002 – December 2006

Although still maintaining my consulting service, I was retained by International Marinas which specialized in marina management, design and development. The company was created by a group of partners with diversified backgrounds in yachting promotions (Kaye Pearson – Show Management - Fort Lauderdale International Boat Show), marina construction, landscape architecture (Ed Stone - EDSA) and cruise ship port development. As Executive VP, I reported directly to the President and Chairman of the company. My main areas of responsibility were overseeing the management and marketing of all marina properties. My consulting duties included design recommendations on new builds, feasibility studies, new project business development, marketing plans and exploring possible acquisitions.

Sunrise Harbor Megayacht Marina – Fort Lauderdale, Florida
General Manager December 2000 – October 2002

Hired by Stiles Development Corporation as General Manager to set-up and manage unique megayacht marina with 2,500 linear feet of parallel dockage. This was the first marina ever built to cater exclusively to the mega/super yacht boating community. As Director, I was directly involved in the construction and setup of the facility, including the purchase of all necessary operating equipment. I developed the initial operating budget, revenue forecast, marketing plans, dockage agreements, promotional collateral, and operations manual.

Chinnock Marine – Fort Lauderdale, Florida
Director of Marketing – February 2000 – November 30, 2000

Full-service yacht repair and maintenance facility catering to mid-size and large yachts. As Marketing Director my responsibilities included enhancing the company image, developing existing and new sources of business, public relations and liaison to the industry.

Water Taxi New York Harbor – Jersey City, New Jersey
Consultant/General Manager – November 1998 – February 2000

Established as a commuter ferry service the operation provided scheduled service between Jersey City and the New York Financial District. I was retained by the President of the company to oversee the operation and build the business. As General Manager I was responsible for P& L management, budgeting, coordinating the schedules of vessels and personnel, hiring captains and deckhands, and all other aspects of running the business on a daily basis.

Lincoln Harbor Yacht Club/Port Imperial Marina – Hudson River, New York Harbor
Consultant/Director of Operations – September 1994 – November 1998

250 slip (LHYC) and 300 slip marinas with boat yard (PI) located on the west side of the Hudson River, directly across from Midtown Manhattan. LHYC was built as a dockominium and went into bankruptcy in 1993. I was originally hired as a consultant by the court appointed receiver to review the operation and study the feasibility of continuing dock sales. After submitting my report and recommendation to forgo dock sales and develop the facility as a public marina, I was retained to develop the business and manage the operation for Starbare LLC who purchased the mortgage as part of a portfolio from Natwest Bank. After a successfully building an established business with a respectable bottom line, I sold the marina in 1998 for an amount that was thirty percent higher than the appraised value. With the same group I also managed their Port Imperial Marina with 300 slips and Boat Yard with a 70-ton travel lift. As management of Port Imperial, I revitalized both the marina and boatyard business within a short period of taking over the facility.

Bahia Mar Resort & Yachting Center – Fort Lauderdale, Florida
Senior VP – July 1984 – February 1992

As Senior VP I was mainly responsible for business development of the 300-room resort and the 350-slip marina. In addition to my resort responsibilities, I also headed up Bahia Mar's Dockominium project and was responsible for the marketing plan, collateral design and management of the sales team. During my tenure at the resort, I also held the position of VP of International Business Development for Capstar Hotels, the hotel's management company.

PROFESSIONAL AFFILIATIONS:

- Board Member - Fort Lauderdale Marine Advisory Board
- Boating Writers International – Free Lance Writer for various publications
- The International Travel Writers Alliance – Free Lance Writer
- Florida Yacht Brokers Association
- ABBRA – American Boat Builders & Repairers Association
- Turnaround Management Association

PUBLISHED ARTICLES

Book - The Marina Business --- Author ----180 pages of information on the marina business

Super Ports 2005 Directory of Megayacht Marinas. -- New Wave of Marinas – Article on servicing and catering to the needs of the Super Yacht pleasure boating community.

Captain's Log. USA Correspondent - Publication catering to Super Yacht Captains

Marina Dockage – Maximizing Marina Revenue – The Boat Storage Business and various articles on renovations to major marinas.

Slide Share – <http://www.slideshare.com/rvgraves> —on-line Power Point Presentations “Marina Business” – “Marina Marketing Plan Checklist” – “Boat Rack Storage Business” – “Mobile Marketing”

RICHARD GRAVES & ASSOCIATES PARTIAL LIST OF CLIENTS

- St Joe Company, - Jacksonville Florida ~ Management Contract for St Joe Marina
- Port Imperial Marina – Weehawken, NJ – Turnaround Management
- Carlyle Group – Washington, DC ~ Develop a 5-year Proforma for a possible marina investment.
- Marina Bay Marina – Ft. Lauderdale, Florida ~ On-site Marina Management Consultant
- Stiles Development – Fort Lauderdale, Florida ~Develop and Start Up Sunrise Harbor Megayacht Marina
- Starbare – Short Hills, New Jersey ~ Turn-around management Lincoln Harbor Yacht Club
- Park Tower Group – New York, New York ~ Feasibility Study for Dockominium project East River NY
- Altman Development – Boca Raton, Florida ~ The Harborage Marina Develop New Marketing Strategies
- Bank of America – Atlanta, Georgia ~ Analysis of various marinas ability to fulfill debt service on loans
- Club Med -- Coral Gables, Florida ~ Club Med Stuart Florida -Marina redesign and Market Analysis
- The Harbor Communities ~ Atlanta, Georgia – Harbor marina Jacksonville produce Operation Manual
- South Shore Group Partners ~ Jacksonville Florida – Marina Feasibility Study
- McLaren Engineering Group ~ West Nyack, New York – Feasibility Studies for various marina projects
- Mastriana Development LLC ~ Fort Lauderdale, Florida - “The Sails” design electric for Superyachts
- WCI Development – Naples, Florida. ~ Expert Witness for developer’s marina in Long Island
- Merco Group – Miami Beach, Florida ~ Market Analysis for marina in South Florida including proformas
- Dream Harbors – Naples, Florida ~Marketing Consultant for Cape Canaveral Ocean Club
- Homes for America Holdings, Inc ~ Yonkers New York – Feasibility Study for marina on Hudson River
- Sail Fish Ventures – Stuart, Florida ~ Market Analysis and 5-year proforma for marina
- Cap Cana – Dominican Republic ~ Develop design including landside amenities for Megayacht marina
- Punta Alma – Dominican Republic ~ Review original Feasibility Study, make corrections where applicable
- Shelter Bay Marina – Panama ~ Visit and evaluate operation - make recommendations for improvements
- Jordache Enterprises – New York ~ Turn - around management for Venice Marina Brooklyn, NY
- United Nations Economic Commission for Latin America and the Caribbean (ECLAC) Trinidad-participation in the preparation and review of a study on Yachting and Marinas in the Caribbean.

EXPERT WITNESS PROJECTS

Morrow, Willnauer & Klosterman – Kansas City, Missouri

Morrison Cohen – New York, New York

Silver, Voit & Thompson -- Mobile, Alabama

The Leiter Group – Peoria Illinois

Wicker, Smith, O'Hara, McCoy, Ford, P.A. – Naples Florida

Wilson, Elser, Moskowitz, Edelman, & Dicker, LLP – Miami Florida

RICHARD GRAVES & ASSOCIATES TESTIMONIALS

St. Joe Company – Port St Joe Marina

“When you and I began discussing, in 2004, the day-to-day management of the marina, it had reached low ebb. The management company that operated it on our behalf had allowed the marina to become a place of conflict with constant disputes breaking out among staff, sub-contractors, tenants and, most disturbingly, with boat owners. This on top of stagnant revenues and poor cost management meant a change was sorely needed.

When you and International Marinas came aboard, I felt confident that things would gradually be turned around. Little did I know how rapidly the turn round would occur. Within weeks, you had settled on a clear staffing policy, keeping all the existing team but clarifying their roles so they seemed transformed into a motivated group. You quickly introduced a simpler, more efficient form of financial management and you installed a new integrated point-of-sale and booking system. Best of all, however, was the palpable improvement in customer satisfaction.

Our 2005 financial reporting proves that these swift interventions have yielded real results and the marina is set fair for the coming years. Some tough issues, like addressing hurricane readiness and recovery and changing slip rates and rules, have proven relatively painless and from my point of view, have produced great results.

You have been a solid reliable counselor for our company as we planned and executed the acquisition of the marina from the City of Port St. Joe and, most importantly, a friend to me since we first met.

Thank you for all that you've done for this marina, the St Joe Company and me over the last 18 months. Our marina is a tribute to your skills and your sensitivity to our needs and those of the customers in Port St. Joe Marina.”

John A. Hendry
Vice President
St. Joe Company
October 7, 2005

Sunrise Harbor Megayacht Marina

Dick joined Stiles in December 2000 just prior to construction of the mega-yacht marina at Sunrise Harbor in Ft. Lauderdale, FL. His challenge was to assist in the creation, marketing, start-up and operation of this state-of-the-art facility located on the Intracoastal Waterway behind our residential development. Dick brought years of industry experience and passion to the job and his input was felt immediately during the construction of the project while several critical strategic decisions and re-design alternatives were necessary.

Through his industry contacts, marketing knowledge and passion for quality, Dick filled the marina quickly upon completion in March 2001. In addition, he provided valuable feedback and assistance with

respect to the overall management of the multi-use project, its security, service, maintenance and operational policies.

Terry Stiles
Chairman,
Stiles Corporation
November 18, 2002

Stiles Corporation didn't have any marina experience prior to the development of Sunrise Harbor and as such, we recognized that the person we hired to market and manage the marina would be the key to our success. The marina outperformed our initial projections in every possible way, and I attribute that fact to the commitment and experience of Dick Graves.

Jim Stine
Chief Investment Officer
Stiles Corporation
November 14, 2002

Lincoln Harbor Yacht Club

Dick, I would like to take this opportunity to express my personal gratitude to you as well as that of Bob Lieb and Marshall Tycher of Starbare. When we took over this project last year as court-appointed receiver, we had a tiger by the tail. Occupancy was low, control over the slips and marina was non-existent and rates were all over the map with several cockamamie deals made by the previous owner/manager.

Since you came on board last September, I have seen your dedication, hard work and long hours devoted to LHYC. Now, I see the extraordinary results that you have single-handedly produced.

You can certainly take pride in the team you have assembled to take us through the 1995 Summer Season. They have all followed your good example by preparing the docks, equipment, clubhouse and systems for what promises to be a banner year for LHYC.

Dick thank you for a job well done to date. All of us at MHC will be watching for more good things to come from Dick Graves and the LHYC team.

Gregory A. Gilfoil
President
Mountain Hospitality Corporation

South Florida Marine Industries Association

The Contributions you've made to our organization are frankly too numerous to list, however, I would be remiss in not expressing sincere appreciation for the time, effort and talent you have expended in our behalf. The marketing strategies and promotional concepts laid out for our organization show a depth of talent, imagination and forward thinking second to none.

Frank F. Herold
Executive Director
South Florida Marine Industries Association

Jordache Enterprises, Inc./49 Marina Corporation

Richard, I would like to take this opportunity to express my personal gratitude to you for all you have for 49 Marina Corp.

When you took over this project last year, we both knew you were in for a challenge. Since you came on board last October I have seen your dedication, and hard work. We have learned a great deal from you. We certainly have come a long way. Now I see the amazing results that can arise from teamwork.

When I think about all the obstacles we had to overcome, I am surprised we accomplished as much as we did. Although there are still quite a few projects to be completed the marina is now operating in a professional manner and as a fully functional business.

You can certainly take pride in a job well done; you have helped assemble a great team. They have followed and learned under your leadership.

On behalf of the Nakash family and I, we want to thank you for a job well done.

Please feel free to use me as a reference anytime someone wants verification of your experience and dedication for any project involving the marina business

Eddie Ben-Aderet
Executive Vice President
Jordache Enterprises, Inc.

Atlantic Development

Thank you for your in-depth report, although it is not what we hoped for; you saved us five million dollars.

William K. Hayes II
CEO. Atlantic Development

The Carlyle Group

With your and other's feedback, we've soured on the viability of the marina component. We have one other group looking at it, but it doesn't look promising.

Thad Paul
Managing Director
Carlye Group U.S. Development

GEORGE R. REGISTER, III, P.E.

Education

University of Florida, Master of Engineering, Coastal and Oceanographic Engineering
University of Florida, Bachelor of Science in Biology

Registrations/Licenses

Professional Engineer, FL #20785
Certified General Contractor, FL #CGC025022
Coastal Vessel Operating License, USCG
Certified Diver, NAUI

Professional Affiliations

National Society of Professional Engineers
Florida Engineering Society

Active Duty Military

USMC, Captain
Combat Engineer. Platoon
Commander
Landmine Warfare, Director
1st Marine Division Schools
Republic of South Vietnam

Awards & Patent

Governor's Design Award, 1987, Metropolitan Park & Marina
Patent #: US 10,590,650 B2 (with Robert Curd) "Arch having internal tension member"

EXPERIENCE

Mr. Register's career has spanned more than 40 years. During that time he has been a principal in several successful engineering firms specializing in civil, mechanical and electrical, coastal and oceanographic engineering, and marina design and construction. He has been responsible for the design and permitting of over 2000 marina slips at sites throughout Florida and the Bahamas. He has developed specialized expertise in environmental permitting, and in waterfront community development and redevelopment. Mr. Register's background in construction and construction management has enhanced his ability to implement budget and cost controls during the design and construction process of many large civil engineering projects. Mr. Register has extensive experience in both engineering and project management, and has led numerous multi-disciplinary teams in the development of successful projects. Currently his focus is on the design, permitting, manufacturing, and installation of residential fixed and floating docks, and commercial marinas. Register Marine has been organized to achieve these goals using all polymeric materials. Projects include the following.

- St. Johns River Bar Pilots Pier, Jacksonville, Florida
- Station 40 Fire Boat Dock, Jacksonville, Florida
- Jacksonville University Marine Science Research Institute Dock, Jax, FL
- Oceanside Isle Resort Marina, Islamorada, FL
- Tip of Tilloo, Resort Docking Facility, Abacos, Bahama Islands
- Metropolitan Park and Marina, Jacksonville, Florida
- Villa Riva Condominium Docking Facility, Jacksonville, Florida
- Berkman Plaza Marina, Jacksonville, Florida
- St. Joe Corporate Headquarters Riverfront Landing, Jacksonville, Florida
- FSU Marine Laboratory Channel and Basin Renovation, Franklin County, Florida

ALFONSO A. SOTO, P.E., D.GE, F.ASCE

GEOTECHNICAL AND CONSTRUCTION MATERIALS DEPARTMENT MANAGER

PROFESSIONAL EXPERIENCE

Mr. Soto is the Manager of the Geotechnical and Construction Materials Testing (CMT) services in the firm's Pharr office. He oversees the daily operations in these areas and also manages several Geotechnical and CMT projects.

Alfonso has almost thirty (30) years of experience in geotechnical engineering, construction materials testing, project management, geotechnical design, inspection of deep and shallow foundations, and exploration for commercial, industrial, and governmental projects.

Alfonso's professional experience includes the evaluation of pile and pier foundations for lateral, compressive and tension loads; conducting roadway soil surveys for the design and improvement of new and existing roadways; performing geotechnical evaluations for residential and commercial structures to evaluate structural damage to the properties; performing geotechnical investigations to provide site preparation, pavement and foundation recommendations.

Alfonso has participated as a geotechnical engineer in several transmission lines and electrical substation projects. His expertise includes foundation design for transmission, substation, and telecommunication structures.

PROJECT EXPERIENCE

Courtyard by Marriott Hotel – South Padre Island, TX

Mr. Soto was the lead geotechnical engineer and Senior CMT Project Manager during the construction of a five-story, 170-room hotel building with a plan area of about 55,000 square feet (sf) and associated pavements consisting of parking areas and drive lanes.

Sapphire Condos & Parking Garage -South Padre Island, TX

Mr. Soto was the local lead geotechnical engineer and Senior CMT Project Manager during the construction of two, 32-story residential condominium towers, a three-level parking structure, bungalow units, and other amenities that include a swimming pool, terrace retaining walls, and general parking areas.

Beach Circle Drive Crossover- South Padre Island, TX

Mr. Soto was the local lead geotechnical engineer for the construction of the Beach Circle Drive Crossover in South Padre Island, Texas. The project is off of Beach Avenue in South Padre Island, Texas

Pedestrian Boardwalks and Sidewalks -South Padre Island, TX

Mr. Soto was the local lead geotechnical engineer for the construction of two boardwalks approximately 80 feet long on the west side and 200 feet on the east side of sidewalk construction along Padre Boulevard (SH 100).

Education

Master of Engineering, Geotechnical Engineering, Texas A&M University, 1997

Bachelor of Science, Civil Engineering, 1991

Registrations

Professional Engineer: Texas, No. 94153

Colegio de Ingenieros de Venezuela, No. 80006

Certifications

14.1.1 Soil Exploration

14.2.1 Geotech Testing

14.3.1 Transportation Foundation Studies

14.4.1 Building Foundation Studies

Affiliations

American Society of Civil Engineers (ASCE)

National Society of Professional Engineers (NSPE) Texas Section (TSPE)

Sociedad Venezolana de Geotecnia

Awards & Recognitions

Outstanding Faculty Award – The University of Texas PanAmerican 2010

Professional Service to Student Award – ASCE Texas Section Spring 2012

Work History

Terracon Consultants Inc., Department Manager 2006 – Present Senior Project Manager, 2001 – 2006

University of Texas PanAmerican (UTPA) Invited Lecturer 2009-10

ASV Laboratorios y Diseños de Ingeniería, s.c., Project Engineer, 1998–2001

Black & Veatch, LLC, Engineer III, 1997 –1998

Texas Transportation Institute (TTI), Staff Engineer, 1996-1997

ASV Laboratorios y Diseños de Ingeniería, s.c., Staff Engineer, 1991-1995



CHRISTOPHER AMY, M.S.

Environmental Program Manager/Biologist

Education

- M.S., Environmental Science, The University of Texas at San Antonio, 2008
- B.S., Biology, The University of Texas at San Antonio, 1999

Expertise

- Program Management
- NEPA Document Preparation
- Complex Public Involvement
- Wetland Delineations & Associated Permitting
- Jurisdictional Waters Determinations
- T&E Species Surveys and USFWS Permitting and Coordination

Previous Experience

- US 181 Harbor Bridge Construction Project
Role: Environmental Manager
- US 181 Harbor Bridge EIS Development Project
Role: Environmental Project Manager
- US 77 USFWS permitting and monitoring for Slender rush pea & South Texas ambrosia
Role: Environmental Coordinator
- SH 35 Copano Bay Causeway NEPA/USACE & USCG Permitting
Role: Environmental Coordinator

Mr. Amy currently serves as the Environmental Planning Manager for Terracon's Corpus Christi office. Previously he was the Title VI Program Administrator for TxDOT. His responsibilities included, developing and marketing a comprehensive statewide Title VI Compliance Program related to transportation projects. He provided guidance to consultants, governmental entities, TxDOT personnel and the public in interpreting policies, procedures and guidelines in the statewide Title VI Plan. Mr. Amy coordinated with 25 Districts and 34 Divisions on developing and implementing Title VI training, policies, procedures, manuals and guidelines for the Title VI program.

As Environmental Manager on the Harbor Bridge Project, Mr. Amy had the benefit to follow the project from full EIS development and subsequent ROD to design and construction, working in the District's Advanced Project Delivery Office. Mr. Amy was part of a small team within TxDOT that managed a consultant team while working closely with Design-Build Developer to deliver the most complex bridge project in the State. He is also served as TxDOT liaison on the Voluntary Resolution Agreement between Federal Highway Administration and TxDOT to settle a Title VI complaint filed in March of 2015.

Mr. Amy served as Environmental Coordinator for the TxDOT Corpus Christi District Office for over six years. His responsibilities included Team Lead for project delivery, development of roadway NEPA projects, Sec. 10/404 assessments and associated permitting, Sec. 9 coordination & permitting, T&E species surveys and associated habitat evaluations.

Mr. Amy has instructed numerous courses in Wetland Plant Identification and Wetland Delineation. Most notably, he taught the Wetland Plant field ID course at the 2016 Society for Wetland Scientist Conference held in Corpus Christi, Texas.

Acknowledgements

- TxDOT Environmental Achievement Award in 2012 for wetland mitigation design and construction on SH 361 over Redfish Bay.
- TxDOT Environmental Achievement Award 2018 (Honorable Mention) for Oyster Reef Creation and Historical Monument relocation on SH 35 Causeway over Copano Bay.

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

MEETING DATE: May 18, 2021

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Discussion and possible action regarding a budget amendment to transfer funds from excess reserves for the Market Analysis and Feasibility Study to develop a Deep Water Marina

ITEM BACKGROUND

In order to fund the study we need to transfer funds from excess reserves.

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: May 18, 2021

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Discussion and possible action to select the winners of the Sand Dollars for Success grant competition

ITEM BACKGROUND

Summary is attached regarding the scores for the businesses who competed

BUDGET/FINANCIAL SUMMARY

n/a

COMPREHENSIVE PLAN GOAL

n/a

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:



SPI EDC <southpadreislandedc@gmail.com>

Sand Dollars for Success Summary

1 message

SPI EDC <southpadreislandedc@gmail.com>

Tue, May 11, 2021 at 3:35 PM

Bcc: Ken Medders <kenmeddersjr@gmail.com>, Kevin Miller <kjmiller77@aol.com>, Thomas Bainter <tbain94113@aol.com>, "Gayle Hood (Padre Elite)" <gaylehoodrealtor@gmail.com>, Lynne Tate <lynne@lynnetaterealestate.com>, Glenda George <glendageorgerealtorspi@gmail.com>, Patrick McNulty <pmcnulty@myspi.org>

I double checked the numbers and a summary is below. According to the guidelines you must score 80 points and above to get awarded the grant.

EXISTING BUSINESS CATEGORY (\$25,000 max)

- **Cafe Karma** Total Points **85.90**
- **Isla Tours** Total Points **80.47**
- **F&B Restaurant** Total Points **79.60**

NEW BUSINESS CATEGORY (\$10,000 max)

- **Puka Cafe** Total Points **86.63**
- **Padre Island Castle** Total Points **84.40**
- **The Island School** Total Points **75.60**

The Board discussed in addition to the winners, Isla Tours also be given \$10,000 since Cafe Karma left some money on the table. They asked for \$17,700 out of a possible \$25,000.

The winners are:

Cafe Karma	\$17,700
Puka Cafe	\$10,000
Isla Tours	\$10,000

The amount budgeted for Sand Dollars this year was \$35,000 and we can move the remaining \$2,700 from the "Other Projects" line item in the budget.

We will formally approve at the meeting next Tuesday.

Darla Lapeyre

Executive Director

South Padre Island Economic Development Corporation

6801 Padre Blvd.

South Padre Island, TX 78597

(956) 761-6805

southpadreislandedc@gmail.com

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

MEETING DATE: May 18, 2021

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Discussion and possible action regarding the Lease and Operating Agreement for the South Padre Island Birding and Nature Center

ITEM BACKGROUND

Review the changes from the Birding Center to the agreement

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.

Formatted: Right: -0.05"

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

Tenant/Operator: South Padre Island Birding and Nature Center, 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: 36 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.

ours says (12 months now)

Commencement Date:

Termination Date:

Base Rent: Amount equal to 3% of the monthly revenue generated from General Admissions due and payable without demand, on or before the 5th day of each month. ★

our says \$1000⁰⁰/month

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.

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 "Common Areas" means all facilities and areas of the Premises that are intended for the common, general, and exclusive use of Tenants/Operators of the Premises, including but not limited to, all parking lots, access drives, walkways, boardwalks, sidewalks, grounds, etc...

A.3 "Essential Services" means utility connections reasonably necessary for occupancy of the Premises for the Permitted Use; provided however, that Tenant/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.4 "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.5 "Rent" means Base Rent.

A.6 "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. Pay monthly, without demand, by the 5th day of the month, Rent to Owner at Owner's Address.

B.1.d. 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.e. Pay Owner a late charge of 5 percent of any Rent not received by Owner by ~~on~~ or before the 5th tenth day of each month during the Term or any Renewal Term.

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

B.1.g. Pay Tenant's/Operator's charges related to Tenant's/Operator's use of electricity, water, sewer, gas, cable, telephone, Internet and any other related services.

B.1.h. Allow Owner to enter the Premises to perform Owner's obligations, inspect the Premises, and upon reasonable notice and at mutually agreeable times, to use the Premises in ways mutually agreeable with Tenant's/Operator's use.

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

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

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

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

B.1.n. 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 provide any other information reasonably requested by Owner.

already changed this

*

B.1.o. 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. Permit any waste.**
- B.2.d. Use the Premises in any way that would increase insurance premiums or void Owner's insurance.**
- B.2.e. Alter the Premises without the Owner's written consent.**
- B.2.f. Allow a lien to be placed on the Premises.**
- B.2.g. Assign this lease or sublease any portion of the Premises without Owner's written consent.**
- B.2.h. Use the roof of the Premises.**
- B.2.i. Place any signs on the Premises without Owner's written consent.**

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 Provided Tenant has performed all of the terms and conditions of this Lease, including the Payment of Rent, to be performed by Tenant, Tenant shall peacefully and quietly hold and enjoy the Premises for the Lease Term, without hindrance from Landlord, subject to the terms and conditions of this Lease.

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.

* Our says
"Obey all laws relating
to Owner's operation of
the premises"

D-2-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. Reservation of Owner's Rights. The Premises are for the 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.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.12.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

* our says "non-exclusive"

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

D.14.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.15.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.16.D.17. Use of Common Areas. Tenant/Operator will have the exclusive right to use the Common Areas.

D.17.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

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."
 - 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 \$2,000,000 each occurrence and \$4,000,000 general aggregate.

C. Landlord and Tenant agree that-

1. The commercial property insurance policies maintained by them will contain (a) optional coverage for agreed value to eliminate the coinsurance clause, (b) optional coverage for replacement cost, (c) increased limits of ordinance or law coverage to cover increased cost of

construction, (d) increased limits for debris removal coverage, and (e) a waiver of subrogation clause in favor of the party not carrying the commercial property insurance.

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.

**SCHEDULE 1
OPERATING AGREEMENT**

Date: October 1, 2020

This Schedule 1 is incorporated fully in that Lease of even date by and between South Padre Island Economic Development Corporation (“SPIEDC”), as Landlord/Owner and South Padre Island Birding and Nature Center, Inc. (“BNC”), as Tenant/Operator, concerning the Premises know as The Birding and Nature Center (“Birding Center”) located at 6801 Padre Blvd., South Padre Island Texas.

1) Duties of BNC:

a) BNC will oversee the duties of the Manager of the Birding Center, all sources of revenue and operating expenses and will direct the Manager in the operation of the Birding Center. b) BNC will prepare the annual budget of the Birding Center, oversee the budget and direct and approve all expenditures made pursuant to the said budget. Each annual budget shall be submitted to EDC for approval. The budget currently in place for the current fiscal year shall remain in place until the end of the fiscal year. Prior to the end of each fiscal year BNC will prepare and submit to EDC a proposed annual budget for EDC's approval. c) BNC shall pay all bills of the Birding Center, which includes the salaries of all Birding Center employees, from revenue generated by the Birding Center. In the event of a projected shortfall, and the Birding Center income is insufficient to cover monthly expenses, BNC shall timely notify EDC and request a cash advance and EDC shall be authorized to advance funds to BNC to cover the shortfall, if EDC deems appropriate. Should excess funds accumulate from income from the Birding Center subsequent to any advance by the EDC, BNC shall repay EDC from such funds for any advances made by EDC to cover Birding Center shortfalls. Cash advances, when required shall be submitted to the EDC on or before the 10th day of the month. EDC shall remit cash advances to BNC on or before the 20th day of the month that the advance was requested. d) BNC shall set rules, guidelines, policies and procedures for operation of the Birding Center and shall prepare job descriptions for the Birding Center employees and volunteers. e) BNC shall be responsible for hiring all Birding Center employees and shall have the authority to terminate the employment any of such employees. f) BNC shall oversee all maintenance and construction projects at the Birding Center. g) BNC executive director shall provide a monthly financial report, prepared by a qualified financial person¹ (including cash flow, balance sheet and profit/loss statements) and present it to the EDC board of directors at their monthly meeting. Upon request from EDC and not more than annually, BNC shall have an independent certified public accountant prepare an audit of their financial status.

2) Duties of EDC: a) EDC will provide cash advances to the Birding Center to cover shortfalls as set forth in section 1 (c) above. b) EDC will pay the bond payments for the Birding Center until BNC revenues are sufficient to pay the same. c) EDC will cooperate with and assist BNC in securing grants for the Birding Center.

d) EDC will call a meeting at least every six months to evaluate BNC's operations.

¹ This individual must at least have an undergraduate degree in accounting.

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

MEETING DATE: May 18, 2021

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Discussion and possible action regarding an audit for the South Padre Island Birding and Nature Center

ITEM BACKGROUND

Audit proposals received by the Birding Center are attached for your consideration. The BNC Board met and approved passing the proposals on to you to choose and their motion was for EDC to choose a firm and perform the audit as soon as possible.

BUDGET/FINANCIAL SUMMARY

n/a

COMPREHENSIVE PLAN GOAL

n/a

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

Matt Hamby

1:46 PM (6 minutes ago)

to me

Hi Cristin:

I am working on a proposal for an audit. I can tell you now that we have a minimum for a financial statement audit of \$5,000 (\$6,000 for the first year we do it because of all the additional initial procedures). Based only on the info I have in front of me, I am thinking this audit will probably be around \$7,500 for the first year. If this is already more than you want to spend, let me know and you can take that info to the board.

Otherwise, please provide the following information:

1. 9/30/20 comparative balance sheet from QuickBooks
2. Current depreciation schedule
3. Do you ever have pledges or grants receivable at year end?
4. How do you measure inventory? Do you conduct an annual physical inventory count?

Thanks!

Matt Hamby, CPA
S. MATTHEW HAMBY, CPA, PLLC
1251 N. Stuart Place Road
Harlingen, TX 78552
Office: 956-428-4300
Fax: 956-428-4303
www.hambycpafirm.com

*no proposal yet -
just this email*

Reynolds & Franke, PC's Proposal for SPI Birding & Nature Center

1 message

Steve Franke <steve@reynoldsfranke.com>
To: Cristin Howard - Enholm <choward@spibirding.com>
Cc: Ronney Reynolds <ronney@reynoldsfranke.com>

Mon, May 3, 2021 at 12:44 PM

Cristin,

Please accept our proposal to provide audit services to South Padre Island Birding & Nature Center for the year ended December 31, 2020. Please let us know if you have any questions about the proposal or our firm. We appreciate the opportunity to submit a proposal and we look forward to hearing back from you.

Thanks,

Stephen C. Franke, Jr., CPA

Reynolds & Franke, PC


6850 Austin Center Blvd., Suite 100

Austin, TX 78731

(512) 206-3141 (Office)

(512) 206-3116 (Fax)

www.reynoldsfranke.com

 **Reynolds & Franke, PC's Proposal for SPI Birding & Nature Center 2020.pdf**
420K

**PROPOSAL FOR
REYNOLDS & FRANKE, PC
TO PERFORM SERVICES FOR**



**REYNOLDS & FRANKE, PC
6850 AUSTIN CENTER BLVD., SUITE 100
AUSTIN, TX 78731
(512) 206-3141 (OFFICE)
(512) 206-3116 (FAX)
CONTACT: STEVE FRANKE, AUDIT PARTNER
SUBMITTED: May 3, 2021**

Reynolds & Franke, PC
CERTIFIED PUBLIC ACCOUNTANTS

May 3, 2021

To the Board of Directors of
South Padre Island Birding & Nature Center
Austin, TX

Thank you for the opportunity to submit a proposal to render professional services for the South Padre Island Birding & Nature Center. Reynolds & Franke, PC, takes pride in providing such services with a high degree of professional expertise and a personal level of involvement.

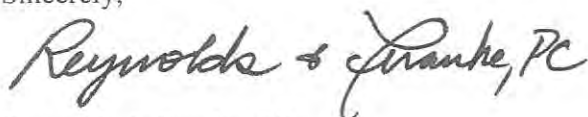
The enclosed proposal outlines the following:

- Profile of Reynolds & Franke, PC
- Specialized Not-For-Profit Industry Practice
- Scope of Services
- Fee Estimate
- References
- Peer Review Letter
- Team Member Resumes

We believe Reynolds & Franke, PC, is well qualified to perform the services requested by the South Padre Island Birding & Nature Center and we look forward to the opportunity to serve you. From an audit perspective, Reynolds & Franke, PC has dedicated it's time and resources with working only with not-for-profit organizations and thus we feel we can offer a thorough understanding of the unique accounting and tax standards of the not-for-profit industry. In addition, we make a point to have the Audit Partner onsite during fieldwork (when audits can be done in-person) to make sure any potential issues are dealt with in a timely manner and that the engagement runs as efficient as possible.

If you have any questions about this proposal or our qualifications, please feel free to call Steve Franke and they would be happy to answer them.

Sincerely,



Reynolds & Franke, PC

PROFILE OF REYNOLDS & FRANKE, PC

Reynolds & Franke, PC, is a locally owned public accounting firm operating as a Texas professional corporation. The firm offers a full range of services including auditing, tax return preparation & planning, management, advisory & computer consulting, and other accounting services. The firm is a continuation of a firm created by Ronney Reynolds in 1973 and we currently have eight professional staff, which includes four within the Tax Department (two Tax Partners, a Tax Senior, and a Tax Staff) and four within the Audit Department (Audit Partner, an Audit Manager, an Audit Senior, and an Audit Staff), and an Office Manager. We perform services for all types of industries, but we have chosen to focus our primary services on not-for-profit organizations.

Reynolds & Franke, PC, is a member of the American Institute of Public Accountants (AICPA) and the Texas Society of Certified Public Accountants (TSCPA). We are subject to the quality control standards of the AICPA and the Texas State Board of Public Accountancy. The AICPA program of quality review is dedicated to ensuring that participating firms have quality control systems in place over their accounting and auditing practices and our firm completes a peer review every three years as part of this process. We are pleased that Reynolds & Franke, PC has received an unqualified report for each quality review of the firm and believe it reflects our commitment to perform quality work. In addition, Reynolds & Franke, PC, including each current owner and employee individually, is not and never has been under public or private reprimand by the Texas State Board of Public Accountancy, any other licensing board, or regulatory authority.

The personnel that will be assigned to this engagement all have experience in working with not-for-profit entities. In addition to this practical experience, our staff receives regular training in not-for-profit accounting and tax practices. The Managing/Tax Partner is Ronney Reynolds and the Audit Partner will be Steve Franke, who will be heavily involved with all aspects of the audit. The Audit Manager/In-Charge will be Ashley Johnson and at least one additional Senior and/or Staff Auditor will be assigned to the engagement. Due to the size of our firm, the clients we serve have the opportunity to work with the same group of people each year we perform services for them. As a result, the clients we serve work with an experienced team that is familiar with their organization and who can provide the particular services they desire in a timely, efficient, and cost-effective manner.

As part of our client acceptance process, we evaluate our independence for each engagement. To our knowledge, there are no conditions or factors that would impair our independence in performing any of the requested services for the South Padre Island Birding & Nature Center.

SPECIALIZED NOT-FOR-PROFIT INDUSTRY PRACTICE

Reynolds & Franke, PC has made a strategic commitment to serve not-for-profit organizations and we currently serve over 150 not-for-profit organizations, including performing audits or reviews of approximately 75-80 not-for-profit or affiliated organizations. Ronney Reynolds has worked with not-for-profit organizations for over 44 years and has been involved with auditing not-for-profit organizations for over 31 years, while Steve Franke has over 23 years of experience in auditing not-for-profit organizations. We offer a unique perspective to our not-for-profit clients because we can provide all phases of the accounting process. For some clients we provide bookkeeping services in our office, while for others we provide it in their office. In some instances, we prepare the tax returns and/or the audit, while in others we are outside consultants for management and the Boards of Directors. Since we have experience in all phases, we are able to effectively communicate with staff, management, and the Board of Directors.

We stay up to date on emerging industry issues to provide better service to our clients. We seek to keep our clients and our own professionals informed about significant developments in the industry, and about the impact of these developments on the management and operations of not-for-profit organizations. We are actively involved in a wide range of not-for-profit industry activities, including having both Ronney Reynolds and Steve Franke attend the TSAE conference annually. Mr. Reynolds attends the University of Texas' Nonprofit Organizations Conference annually, while Mr. Franke attends approximately 30-40 hours of not-for-profit accounting and auditing seminars annually as part of continuing professional education requirements. In addition, Mr. Reynolds is a member of ASAE and also has been appointed to their Finance & Business Operations Section Council in the past.

SCOPE OF SERVICES

Audit Services

Reynolds & Franke, PC will perform the audit of the financial statements of the South Padre Island Birding & Nature Center dba South Padre Birding, Nature Center & Alligator Sanctuary (the "Center") for the year ended December 31, 2020. The report issued would include the following:

- ❖ Statement of Financial Position
- ❖ Statement of Activities
- ❖ Statement of Functional Expenses
- ❖ Statement of Cash Flows
- ❖ Notes to Financial Statements

The audit would be conducted in accordance with generally accepted auditing standards established by the American Institute of Certified Public Accountants, and would include tests of the accounting records and other procedures we consider necessary for expressing an opinion on the financial statements. Our audit approach entails enhancing our understanding of your business policies, procedures and objectives, identifying areas that may represent specific risks relevant to the audits, and testing the ability of your systems to report transactions accurately.

SCOPE OF SERVICES (continued)

During the planning of the audit, we will gain and document an understanding of the Center's internal control structure. This is accomplished through understanding the control environment, assessing risk for financial reporting purposes, understanding information systems and communications relevant to financial reporting, and monitoring of the Center's internal control structure over time. These components will be addressed through inquiries of the Center's management and will be documented through memorandums.

In addition, we will need assistance from the Center's personnel for the preparation of confirmations and selected schedules, the location of source documents, and the drafting of the audited financial statements. Since we utilize a paperless audit process, any requested items may be provided through electronic versions or we can scan into the software if provided as paper versions.

We would review the draft copies of the audited financial statements and communication letters with management prior to final issuance. In addition, we will report the results of our testing to the Audit/Finance Committee (if one) and the Board of Directors and also answer any questions that may arise.

Our goal will be to perform our work as quickly and efficiently as we can with as little disruption to your normal business as possible. We are aware of your need to conserve resources and control costs and are committed to helping you do both and perform our work within the required time period.

Other Audit Services

Following the completion of the audits, we will issue the following items:

- "Communication with Those Charged with Governance" Letter
- "Communicating Internal Control Related Matters Identified in an Audit" Letter

Communication with Those Charged with Governance

As required by AU-C Section 260, there are certain matters which need to be communicated to individuals responsible for the Center's governance. The matters are as follows:

- Auditor Responsibility, which will discuss the level of responsibility we assume and the nature of the assurance an audit provides.
- Planned Scope and Timing of the Audit, which will discuss how the auditor will address the significant risks, the auditor's approach to internal control, and a discussion of materiality.
- Significant Findings from the Audit, which will discuss the auditor's views about findings or issues that the auditor considers to be significant and relevant to those charged with governance regarding their oversight of the financial reporting process.
- Material Corrected Misstatements, which will discuss any significant adjustments that were brought to the attention of management as a result of audit procedures.
- Representations, which will discuss the representations that the auditor is requesting from management.

SCOPE OF SERVICES (continued)

- Management's Consultations with Other Accountants, which will discuss any consultations made by management with other accountants.
- Significant Issues arising from the Audit, which will discuss any significant issues that were discussed with management or were the subject of correspondence with management.

These matters will be addressed in the letter, even if no instances were present. This report will be intended solely for the use of those individuals deemed to be in charge of the Center's governance and others deemed appropriate by the Board of Directors.

Communicating Internal Control Related Matters Identified in an Audit

As required by AU-C Section 265, there are certain matters which need to be communicated to the Center's Board of Directors related to the Center's internal control over financial reporting identified in an audit of the financial statements. This letter will contain the following:

- A statement that the auditor is not expressing an opinion on the effectiveness of internal control and that the auditor's consideration of internal control was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses.
- Include the definition of the terms *control deficiency*, *significant deficiency* and, where relevant, *material weakness*.
- Communication, in writing, to management and those charged with governance all significant deficiencies or material weaknesses identified during the audit, including those communicated in prior audits if they have not been corrected.

This report will be intended solely for the use of management, the Board of Directors, and others deemed appropriate by the Board of Directors.

FEE ESTIMATE

Based on the information contained in the Center's request for proposal and our experience with other not-for-profit engagements, our fee to perform the services outlined in the Scope of Services section of this proposal would be \$10,000-11,000 (which also includes auditing the beginning statement of financial position/balance sheet balances). Our invoices for this fee will be rendered each month as work progresses. In addition, the fee above is based on the assumption that unexpected circumstances will not be encountered during the engagement that would require extensive additional procedures. We would discuss with you, in detail, any additional professional services and provide you with an estimate of our fees before commencing any additional work. Also, if any additional professional services were needed through the request of the South Padre Island Birding & Nature Center, an addendum to the contract would be negotiated between the South Padre Island Birding & Nature Center and Reynolds & Franke, PC, with a fee based on our standard hourly rates. Those standard rates are currently \$320 per hour for the Managing/Tax Partner, \$230 per hour for the Audit Partner, \$200 per hour for the Tax Partner, \$150 for an Audit Manager, and \$75-120 per hour for an Audit or Tax Senior/Staff, depending on their level of experience.

REFERENCES

Some similar not-for-profit organizations that we provide services for are as follows:

Austin YMBL Sunshine Camp
PO Box 684980
Austin, TX 78768
(512) 472-8107

Ms. Erica Gordon, CEO

Mobile Loaves & Fishes
5524 Bee Cave Road, Bldg. M
Austin, Texas 78746
(512) 328-7299

Ms. Venus Chin, CFO

PelotonU
500 East St Johns Ave, Suite 1.460
Austin, Texas 78752
(512) 553-2338

Mr. Hudson Baird, Executive Director

TreeFolks, Inc.
P.O. Box 1395
Del Valle, Texas 78617
(512) 443-5323

Mr. Andrew Smiley, Executive Director

VinCare Services of Austin Foundation
(dba Saint Louise House)
2026 Guadalupe Street
Austin, TX 78705
(512) 302-0027

Ms. Laura Ward, Executive Director

PEER REVIEW REPORT

ROBERTS & MCGEE, CPA

104 PINE STREET, SUITE 710
ABILENE, TEXAS 79601
(325) 701-9502

Becky Roberts, CPA
becky.roberts@rm-cpa.net
Cell: 325-665-5239

Stacey McGee, CPA
stacey.mcgee@rm-cpa.net
Cell: 325-201-7244

Report on the Firm's System of Quality Control

July 30, 2018

To the Owners of Reynolds & Franke, PC
and the Texas Society of CPA's Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Reynolds & Franke, PC (the firm) in effect for the year ended January 31, 2018. Our peer review was conducted in accordance with Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

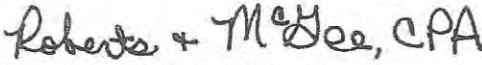
Required Selections and Considerations

Engagements selected for review included an engagement performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Reynolds & Franke, PC in effect for the year ended January 31, 2018, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiencies*, or *fail*. Reynolds & Franke, PC has received a peer review rating of *pass*.


Roberts & McGee, CPA

TEAM MEMBER RESUMES

RONALD H. REYNOLDS, CPA (Managing/Tax Partner)

Work

Experience:

- Over forty-eight years of experience in public accounting including Reynolds & Franke, PC, Reynolds & Lawson, sole proprietorship and Arthur Andersen & Co.
- Experience in all areas of public accounting including tax research, consulting and return preparation, auditing, bookkeeping services, financial statement preparation, and business consulting.

Education:

BBA in Accounting – University of Texas at Austin

Professional and Civic

Affiliations:

Rotary Club of Austin	1989-present
President	2001-2002
Board Member	1998-2001
Rotary District 5870	
District Treasurer	2009-2012
District Governor	2008-2009
Rotary Zone 21B-27	
Treasurer	2011-2019
Endowment/Major Gifts Advisor	2016-2019
Lone Star P.E.T.S.	
Operating Chair	2016
St. David's Church	
Lay Reader and Chalice Bearer	1973-present
Vestry Member	1982-1984
Treasurer	1984
Texas Society of Association Executives	1988-present
American Society of Association Executives	1998-present
FBO Section Council	2011-2013
Greater Austin Sports Association	1992-2003
President	1999, 2000
Treasurer	1998
Austin Longhorn Club	
President	2002-2003
Military Affairs Community Council	1989-1999
Vice President for Programs	1989-1990
Young Men's Business League	1976-1997
Austin City Council	
Council Member, At Large - Two Terms	Elected May 1991, re-elected May 1994
American Institute of Certified Public Accountants	
Texas Society of Certified Public Accountants	
Chapter Public Relations-Chairman	1990-1991
Communications Council	1988-1989

RONALD H. REYNOLDS, CPA

Professional
and Civic

Affiliations (cont.):

Austin Chapter of Texas Society of Certified Public Accountants	
Chairman, Public Relations	1988-1991
Board of Directors	1987-1988, 1989-1990
Vice-President	1986-1987
Austin "T" Club	
Founding Member	1984-1991
Bergstrom-Austin Community Council	1981-1991
Laguna Gloria Art Museum	
Corporate Forum Chairman	1989-1990
Metropolitan Breakfast Club	
President	1989-1990
Board Member in Charge of Speakers	1988-1989
Arthritis Foundation	
Advisory Board Member	1984-1987
Board Member	1981-1983
Austin Aqua Festival	
Board of Directors	1974-1979, 1983-1985
KLRU - Austin Public Television	
Board of Directors	1981-1984
Auction Chairman	1981

Awards:

Rotary International	
Service Above Self	2013
Arch Klumph Society	2020
Rotary District 5870	
Roll of Fame	2006
Texas Society of Association Executives	
Affiliate of the Year	2003
Distinguished Contributor Award	1996
Rotary Club of Austin	
Service to Austin Award	1998
Texas Public Power Association	
Jack Miller Public Service Award	1997
Austin Association of the Education of Young Children	
Jeannette Watson Award	1996
Austin Aqua Festival	
Lifetime Skipper Pin	1996
Brother Jonathan Award	1979
Heritage Society of Austin	
Community Service Award	
Pioneer Farm	1996

STEPHEN C. FRANKE, JR., CPA (Audit Partner)

Work

Experience:

- Over twenty-five years of experience in public accounting, including becoming a shareholder at Reynolds & Franke, PC and previously obtaining the position of Audit Manager at Ernst & Young LLP.
- Responsible for the majority of work on all Audit and Review engagements
- Supervised and performed services for a variety of businesses, including construction, high-tech, manufacturing, retail, oil and gas, professional services, and retail organizations, but specializes in working with not-for-profit organizations such as trade associations and charitable organizations.
- Experience in various areas of public accounting including audits, reviews, compilations, benefit plan audits, SEC filings, internal controls, business consulting, merger and acquisition support, due diligence, audit committee packages, management letters and financial statement preparation.

Education:

Bachelor of Science in Business Administration – Washington University in St. Louis

Professional and Civic

Affiliations:

Board President/Treasurer of Western Hills Girls Softball
Finance Committee Member of Camp Fire National
Board Member of Camp Fire National (2015-2020)
Board Treasurer of Camp Fire National (2015-2019)
American Institute of Certified Public Accountants
Texas Society of Certified Public Accountants
Austin Chapter of Texas Society of Certified Public Accountants
Texas Society of Association Executives

TRAVIS CORBELL, CPA (Tax Partner)

Work

Experience:

- Over ten years of experience in public accounting with Reynolds & Franke, PC
- Tax return review and preparation, tax research, and tax consulting for individuals, businesses, fiduciaries, and not-for-profit organizations, as well as bookkeeping and payroll accounting
- QuickBooks ProAdvisor
- Sage 50 (Peachtree), QuickBooks, Microsoft Word and Excel

Education:

Master of Accountancy and Bachelor of Business Administration in Accounting – Texas State University

ASHLEY JOHNSON, CPA (Audit Manager)

Work

Experience:

- In sixth year of experience in public accounting, including Reynolds & Franke, PC, Dauby, O'Connor and Zaleski, LLC, and Novogradac & Company, LLP
- Audits and reviews of not-for-profit organizations (including extensive experience in Single Audits), financial statements preparation, as well as bookkeeping
- Sage 50 (Peachtree), QuickBooks, Microsoft Word and Excel

Education:

Masters of Professional Accountancy and Bachelors of Business Administration – Angelo State University

DAVID MILLER (Tax Senior)

Work

Experience:

- In fifth year of experience in public accounting with Reynolds & Franke, PC
- Tax return preparation for individuals, partnerships, trusts, corporations, and not-for-profit organizations, as well as bookkeeping and payroll accounting
- Sage 50 (Peachtree), QuickBooks, Microsoft Word and Excel

Education:

Bachelor of Arts in Accounting – Cedarville University

Other:

Passed all four parts of CPA Exam; CPA license in process to be issued

BLAKE PRATT (Audit Senior)

Work

Experience:

- In third year of experience in public accounting with Reynolds & Franke, PC
- Audits and reviews of not-for-profit organizations, as well as bookkeeping
- Sage 50 (Peachtree), QuickBooks, Microsoft Word and Excel

Education:

Bachelor of Business Administration in Accounting – Texas State University

JACOB COWIE (Tax Staff)

Work

Experience:

- In first year of experience in public accounting with Reynolds & Franke, PC
- Tax return preparation for individuals, partnerships, corporations, and not-for-profit organizations, as well as bookkeeping
- Sage 50 (Peachtree), QuickBooks, Microsoft Word and Excel

Education:

Bachelors of Accounting and Economics (Double Major) – University of Louisiana at Lafayette

AUSTIN MAYNARD (Audit Staff)

Work

Experience:

- In first year of experience in public accounting with Reynolds & Franke, PC
- Audits and reviews of not-for-profit organizations, as well as bookkeeping
- Sage 50 (Peachtree), QuickBooks, Microsoft Word and Excel

Education:

Masters and Bachelors in Professional Accounting – Stephen F. Austin University

Proposal for Independent Audit Services South Padre Island Birding and Nature Center

Proposer

Carr, Riggs & Ingram CPAs and Advisors
402 E. Tyler Ave.
Harlingen, Texas 78550
Phone: (956)423-3765
Fax: (956)428-7520

Submitted by

Jonathan Hall
Engagement Partner
jehall@CRlcpa.com





Management and members of the Board
South Padre Island Birding and Nature Center

Carr, Riggs & Ingram, LLC (CRI) appreciates the opportunity to propose on auditing services for the South Padre Island Birding and Nature Center. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. We pride ourselves on getting to know our clients and illuminating solutions by providing innovative ideas to move them from compliance to providing them a competitive advantage.

CRI is a top 25 national CPA Firm with a strong southern footprint including offices in Texas, Alabama, Louisiana, North Carolina, Florida, Georgia, Kentucky, Mississippi, New Mexico and Tennessee. We have twelve (12) offices in the state of Texas including Austin, Brownsville, Conroe, Corpus Christi, Dallas, El Paso, Georgetown, Harlingen, Houston, Lubbock, McAllen, and the Woodlands.

Investment in You. We believe in developing long-term, mutually beneficial relationships and quickly demonstrating value with a fee structure and service solutions that provide immediate and continued savings. Our investment starts on "Day 1" as your assigned team begins with our proven, streamlined process that minimizes your time and disruption during the service provider change and continues throughout the relationship.

Dedicated Team. CRI's team consists of more than 1,900 professionals, which allows us to tailor your service team by aligning their industry, service, and specialty skills with your needs. Our dedicated teams deliver the highest level of business acumen and knowledge to your organization; our commitment to consistent staffing allows you to maximize savings and remain focused on your needs.

Equilibrium. CRI delivers big firm expertise with small firm service. Of approximately 45,000 public accounting firms in the United States, CRI currently ranks in the top 25. Additionally, as a part of PrimeGlobal, an association of independent accounting firms, we have access to international resources as – and when – needed. Leveraging these resources while maintaining local decision-making authority means that simplified solutions are only a phone call away. And we believe that's the best of both worlds for our clients.

Active Partner Participation. Collectively, our partners deliver expertise derived from more than 7,500 years of business experience. With this level of talent, we thoughtfully choose a partner that aligns with your business' needs and industry. Our hands-on, working partners "show up" to convey our genuine commitment to your success. They strive to earn trusted advisor roles by digging in, proactively learning your business, and producing long-term value for you.

Simplified Solutions. While our 500+ cumulative partner certifications is an impressive statistic, success is measured by translating complex concepts into client solutions. While accounting is the language of business, we're here to decipher the jargon and help you make educated decisions. CRInnovate embraces agility and invention.

We welcome the opportunity to demonstrate to you the same teamwork, expertise, innovation, and responsiveness that have made us one of the fastest growing public accounting firms in the United States. Again, we appreciate your consideration.

Sincerely,

A handwritten signature in black ink that reads "Jonathan Hall".

Jonathan Hall, Partner
Carr, Riggs & Ingram, LLC

We value creating mutually rewarding, long-term relationships with our clients. Our goal is to provide high quality, responsive service that yields returns far greater than your investment in our professional fees. We strive to earn our client's business each and every year. We apply what we learn every year with feedback from the client in order to ensure increased success in future periods. It is therefore our hope that we might have the opportunity to continue to be of service even after conducting the initial audit as proposed below.

Based on the information provided to us, we currently estimate that an audit performed in accordance with generally accepted auditing standards (GAAS) for one fiscal year to be as follows:

SERVICE	Base Level Fee - Minimum	Maximum Fee
<ul style="list-style-type: none"> Perform external audit services in accordance with auditing standards generally accepted in the United States of America (GAAS) 	\$13,500	\$22,000

The actual fee billed would depend on the actual time needed to complete the audit. The reason for the wide fee range is that this is the first audit that the Center will have had since it was created. As a result, there may be circumstances that will be encountered which will require significant additional time beyond what we would anticipate in a routine audit. Our intention is to work with management to keep the final billed fee as close to the base level fee as possible. The fee estimate noted includes estimated time to complete the audit, as well as assistance with preparation of the financial statements in accordance with U.S. generally accepted accounting principles.

If the South Padre Island Birding and Nature Center requests additional services outside of this proposal, professional fee hourly rates are as follows, but may be negotiated depending on the project request:

CLASSIFICATION	HOURLY RATE
Partner	\$250
Supervisor	\$190
Senior	\$170
Staff	\$140

Our professional fees are based on the key assumptions that the South Padre Island Birding and Nature Center will:

- Make available documents and work papers for review either electronically or at the South Padre Island Birding and Nature Center's office location, although we may choose to review at alternate locations.
- Prepare certain schedules and analyses and provide supporting documents as requested in a timely manner.
- Assist us in obtaining an understanding of the accounting systems of the South Padre Island Birding and Nature Center.

We have also included additional information about our firm as well as a copy of our most recent peer review report on the proceeding pages of this proposal.

FIRM BACKGROUND



FOUNDED IN 1997

10 STATES



25+ MARKETS



1900+
PROFESSIONALS



300+
PARTNERS



TOP 25 CPA FIRM

(as ranked by Accounting Today)

100,000+
CLIENTS



20+ YEARS
OF CONSISTENT GROWTH
SINCE FORMATION

CRI FIRM VALUES:
CLIENT SERVICE.
RESPECT.
INTEGRITY.



SERVICES

- Accounting & Auditing
- Advisory
- Business Support & Transactions
- Business Tax
- Employee Benefit Plans
- Governance, Risk & Assurance
- Individual Tax & Planning
- IT Audits & Assurance

INDUSTRY EXPERTISE

- Captive Insurance
- Construction
- Financial Institutions
- Governments
- Healthcare
- Institutional Real Estate
- Insurance
- Manufacturing & Distribution
- Nonprofits

CRI FAMILY OF COMPANIES

- Auditwerx
- CRI Advanced Analytics
- CRI Capital Advisors
- CRI Solutions Group
- CRI TPA Services
- Level Four Advisory Services
- Paywerx
- Preferred Legacy Trust

FIRM BACKGROUND



CRI is a top 25 national CPA Firm with a strong southern footprint including offices in Texas, Alabama, Louisiana, North Carolina, Florida, Georgia, Kentucky, Mississippi, New Mexico and Tennessee. We have twelve (12) offices in the state of Texas including Austin, Brownsville, Conroe, Corpus Christi, Dallas, El Paso, Georgetown, Harlingen, Houston, Lubbock, McAllen, and the Woodlands.

The majority of our work to be performed will originate from our Rio Grande Valley Practice Unit which is comprised of three (3) offices located in Brownsville, Harlingen, and McAllen. Contact information for these locations is as follows:

CRI - Brownsville 3125 Central Blvd. Brownsville, Texas 78520 Ph. 956.546.1655	CRI - Harlingen 402 E. Tyler Ave. Harlingen, Texas 78550 Ph. 956.423.3765	CRI - McAllen 4100 N. 23rd St. McAllen, Texas 78504 Ph. 956.686.3701
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CRI is licensed to practice public accounting in the State of Texas. As an audit partner of CRI, Jonathan Hall is authorized to legally bind the Firm to the terms and conditions of the audit engagement. In addition, we can also confirm that CRI is independent to the South Padre Island Birding and Nature Center, as defined by generally accepted auditing standards.

FAMILY OF CRI COMPANIES



Auditwerx specializes in providing information security compliance and attestation services to include SOC 1, SOC 2, SOC 3, and SOC for cybersecurity to clients throughout the United States and Canada. As a QSA firm specializing in performing PCI Data Security Standard assessments (PCI DSS), Auditwerx delivers quality, in-depth reports while providing personalized results to help organizations grow their business.



CRI Advanced Analytics is an innovation accelerator that identifies and leverages analytic opportunities within organizations across multiple industries to create actionable insights. Our software products deliver data-driven predictive analytics to help forecast and manage critical aspects of your business by packaging deep data science algorithms into user-friendly interactive visualizations and dashboards.



CRI Solutions Group approach to management consulting helps our clients understand their financials, customer base, market, competition, operations, and revenue drivers. We then work with our clients to create efficiencies, develop process improvements, implement innovations, improve customer experience, streamline operations, and create differentiators to plan for a successful future.



CRI Capital Advisors is a mergers and acquisitions investment banking firm providing solutions for lower-middle-market companies that typically generate between \$10 million and \$250 million in annual sales. Their combined strength with CRI creates the teamwork needed to navigate large and complex transactions while serving the specific needs of each client.



CRI TPA Services provides third-party administrative services for employer sponsored retirement plans, with a primary focus on 401(k) Plans, 403(b) Plans, and Defined Benefit Plans. Additionally, we provide these services for non-qualified 457(b) Plans, SIMPLE 401(k)s, SIMPLE IRAs, and SEP IRAs, as well as consulting services to clients on retirement plan best practices, plan design and implementation, and plan corrections. Our ultimate focus on compliance and reducing the worry and stress of operating a retirement plan results in a customized, properly administered plan that best fits your organization's goals.



Level Four Advisory Services delivers the proactive approach to financial advice that today's market complexity and volatility demand. Because we believe that a team approach helps ensure you receive truly comprehensive advice and solutions, we work alongside your CRI CPA to supplement your wealth management needs. We are changing the way financial advice is delivered to our clients on life's most important financial decisions.



Paywerx provides comprehensive payroll and workforce management solutions for organizations of any size via an easy-to-use and intuitive interface that streamlines communication at every level. We work with you and trusted advisors, like your accountants, to understand your organization so we can best deliver timely and accurate employee payments while providing you with the information you need to manage your human resources.



Preferred Legacy Trust Company's network of professionals provide a tailored approach to trust and estate administration, investment management oversight, family planning and advisory services, family stewardship and philanthropy, and household finance management. Further executing your strategy by way of our relationships with you and your trusted team of advisors, we can address everything from business planning to real estate advisory services. Whether it be charitable gift giving, or private investment strategy, Preferred Legacy Trust Company is committed to knowing and understanding your family and business dynamics in order to scale our breadth of services to meet the goals of each individual and family.

JOIN OUR CONVERSATION



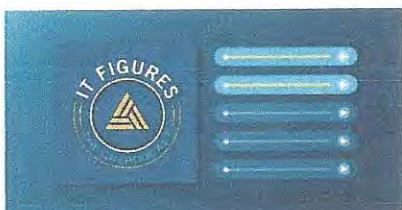
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CRI'S CEO ACTION FOR DIVERSITY AND INCLUSION

Carr, Riggs & Ingram is committed to fostering an inclusive and diverse place for all employees to work in and engage. When our managing partner and chairman, Bill Carr, signed the CEO Action for Diversity & Inclusion™ pledge, he made a public commitment to building a productive, diverse, and inclusive workplace. [Learn more about CRI's commitment to Diversity and Inclusion.](#)



Report on the Firm's System of Quality Control

To the Partners of
Carr, Riggs & Ingram LLC
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Carr, Riggs & Ingram, LLC (the "firm") applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended June 30, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act, audits of employee benefit plans, an audit performed under FDICIA, and an examination of a service organization (SOC 2 engagement).

As part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

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**Opinion**

In our opinion, the system of quality control for the accounting and auditing practice of Carr, Riggs & Ingram, LLC, applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended June 30, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Carr, Riggs & Ingram, LLC has received a peer review rating of *pass*.

Brown, Edwards & Company, S. L. P.

CERTIFIED PUBLIC ACCOUNTANTS

Roanoke, Virginia
October 3, 2019

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

MEETING DATE: May 18, 2021

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Birding and Nature Center's Manager's and Naturalist's Reports including admissions, events and marketing, facility issues, donations, programs and activities

ITEM BACKGROUND

The Manager of the Birding Center will give her report

BUDGET/FINANCIAL SUMMARY

n/a

COMPREHENSIVE PLAN GOAL

n/a

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:



MISSION STATEMENT

The Mission of the South Padre Island Birding , Nature Center & Alligator Sanctuary to educate the public about the birds of South Padre Island and its environs: the flora, fauna and natural environment of South Padre Island and the Laguna Madre Coastal Area, with an emphasis on conservation and environmental awareness.

Manager Report April 2021

Number of Visitors: 8,935 (this number does not include pass holders)

Donations at gift shop for animal feed: \$761.18

Educational donations: \$115.82

Outside Exit Box Donation: \$273.00

Habitat Donation: \$2,025.00

We received 25-30 giant bags of oranges for spring migration

The check from Facebook Donation in March arrived \$1,465.00

Received \$1,000.00 donation from Turtle Island Gift shop during a Chamber of Commerce ribbon cutting

Total Donations for March: \$4,657.07

Income from Guided Bird Walks: \$1,032.30

Gift Shop Sales: \$30,070.32

Gift Shop Inventory: \$34,963.72

MAINTENANCE:

Backflow inspection was completed by Allied Inspection

Continued tree trimmings, removal of dead plants from the freeze

UPCOMING PROJECTS AND EVENTS:

Fall out of Spring Migration on April 19th - See Javier's Report

Working on upcoming budget

ADVERTISING:

- VBR monthly ad
- Median Banner until April 13 *** updated the banner for next time it goes up***
- San Antonio Express 4/25
- Earth Day Face Book posts

GRANTS:

Application was submitted for the ED. Rachael Foundation for \$25,000 (Environmental Education)

Submitted by Cristin Enholm, Executive Director



Naturalist Javier Gonzalez Monthly Report April/May 2021

Spring Migration:

Spring migration is the birding center's time to shine! All the hard work to preserve and create habitat comes to fruition during the migration months, and especially in the spring. We did a lot of work to get our habitats back in shape after the freeze and fortunately it rebounded well. Some plants did not have enough time to flower and fruit like they usually do during this time, but we made do by supplementing with orange halves (hundreds of them) lots of bird seed, and even live mealworms! We purchased some of the feed, but most of it was donated by birders and supporters. We had an incredible migration this year with more than **214 species** recorded in the park since the start of April (incredible!!) and hundreds of birders that enjoyed them. It was so great to see people enjoying this spring season after last year's was cancelled due to the Covid lockdown. All the hard work we have done to create more habitat over the last few years finally paid off this season! More habitat equals more birds and more birders! Such valuable work has been done with the efforts of staff and volunteers.

We also had a major fall-out mid-April like we have not seen in nearly a decade. A strong cold front dropped thousands of tired trans-gulf migrants all over the island and we worked extra time to make sure they had what they needed to recuperate and gain their strength for the next leg of their migration.



4/20 Great Texas Birding Classic Big Sit!

Our team of 18 birders called the “Swarovski Optik Socially Distant Reddish Egret Dance Party” participated in the yearly Great Texas Birding Classic hosted by TPWD. We were again sponsored by Swarovski Optik this year and they covered the \$500 registration fee. We competed in the Big Sit! category and our team birded from within a 50’ diameter circle that included most of the back deck, second story deck, and a corner of the observation tower. We had a fantastic and likely record-breaking day! All the factors came together perfectly; we chose a day that started with the low end of the tide at dawn so we can catch all the shorebirds possible on the mudflats, we had just had a major fallout a few days prior, and the day had a nice south wind to get the birds moving. The weather was perfect as well and we finished the day with an incredible 139 species! Likely a new Texas Big Sit record! We will have to wait and see what the results are when TPWD announces them in the next month. It will be very hard to ever repeat a Big Sit like this spring’s. A truly outstanding day of birding at the SPIBNC!



4/21 Swarovski Optik “Spring in North America” Live Stream

I participated in a nation-wide migration live stream event with Swarovski Optik. Myself and a Swarovski rep streamed migratory birds live through Facebook using our scopes alongside birders in other locations around the US. The video has 93K views and 3,000 engagements!

SWAROVSKI OPTIK Birding was live
April 21 at 8:30 AM

Birding live across the USA, with great locations in California, Arizona, Texas, Minnesota, Ohio and New York.
#gobirding #onewithnature
#seetheunseen #fortheloveofnature... See More

SWAROVSKI OPTIK Birding was live
April 21 at 8:30 AM

Birding live across the USA, with great locations in California, Arizona, Texas, Minnesota, Ohio and New York.
#gobirding #onewithnature
#seetheunseen #fortheloveofnature... See More

Steve - California Javi - Texas Clay - Texas

LIVE BIRDING STARTING SOON 00:50

1.9K 306 Comments 323 Shares

Like Comment Share

4/22 – Earth Day Celebration 2021

Celebrating Earth Day is a yearly event for us and we always try to make it easy for people to visit us so they can celebrate the earth with us! Earth Day also happens to be right at the peak of spring migration through our area. We had a three-day celebration with discounted admission on Earth Day, a virtual bird walk through Instagram the following day, and we capped it off with a kid's garden planting on Saturday. We had a great turnout for all events! It is important to promote our beautiful environment during this time and try to connect people of all ages with nature as much as we can! I also did a live stream for Castaneda Elementary in Brownsville on that day. They signed up for a virtual tour package and received access to our 11-minute wetland video, accompanying worksheets, and I live-streamed our habitats and birds for them for 45 minutes. I had 55 5th grade students watching the stream.

Earth Day 2021 Celebration! April 22nd - 24th!!				
THURSDAY APRIL 22ND EARTH DAY!!	FRIDAY APRIL 23RD	SATURDAY APRIL 24TH		
\$5 General Admission All Day!	Instagram Live @spibirding Virtual Bird Walk! 9:00am	Kid's Garden Planting 9am Register spibirding.com		
				
				

4/25 – Great Texas Birding Classic “Roughwings” Birding Day

I formed a youth birding team to compete in the “Roughwings” category of the Great Texas Birding Classic (13 years and younger). We had a great day birding at different locations on the island and the team identified 59 species. I held a training the weekend before the event to teach the kids how to read a field guide and how to observe birds in the field. I guided them, but they had to identify all the birds themselves. Our team was sponsored by the Texas Ornithological Society who paid our registration fees. One of our missions is to instill an appreciation of nature in our youth. Our local kids are so lucky to have such an incredible environment as their “backyard”. I worked on my usual day off this day. Spring is a busy time!



Spring Birding and Interpreting

As the senior Naturalist, I spend a lot of time during the spring migration interpreting the birds to our visitors. We have lots of birders that travel to our site from all over the state and country to witness the spectacle of spring migration along the gulf coast and I like to make sure they are having the best experience possible, so I spend a lot of time doing customer service and making sure everyone is happy and enjoying themselves.



Rare Bird Alert! Black-whiskered Vireo!

During spring migration, you always hope a really rare bird shows up to attract a crowd! We were lucky and had an exceedingly rare to Texas Black-whiskered Vireo show up for a few days that delighted birders! This is a species that breeds in the coastal area of Florida and the Caribbean Islands and are extremely rare anywhere in Texas. Lots of happy birders enjoyed sighting this species.



Black-whiskered Vireo

Volunteer Coordinating Volunteers/Hours: 12 Active Volunteers

Birding Guides: (3) birding guides lead three different tours for a total of 6 volunteer hours a week. I am in the process of training another field trip guide to start during the summer months. I like to lead most of the tours during the spring since there is such a great variety and our visitors expect a quality tour with someone that can confidently find and ID all the birds possible.

Greeters: (8) Greeters x 4 volunteer hours a week each = 32 volunteer hours a week.

Three out of the eight are new volunteers. Starting to get more little by little.

Habitat: I have one new volunteer that is helping with maintaining our gardens and grounds and comes in twice a week (Tue/Fri) for a couple of hours in the morning. She is also helping me to feed the birds through the month of spring migration.

Gator exhibit: One volunteer helps our staff clean the gator tanks every week.

Upcoming:

Coastal Nature Camp 2021:

Our yearly Summer camp is in June and I hope to have two sessions this year as opposed to a single session like we have done in previous years. Four days of learning about all aspects of nature along the coast and having lots of fun while doing it! I will be advertising and opening registration in the next couple of weeks! We usually fill the camp (10 participants) and I am hoping to do so again this year.

Field trips:

I have some in-person field trips scheduled for early June, some of the first ones since the start of the pandemic.

Spring migration photos:





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

MEETING DATE: May 18, 2021

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Discussion and possible action to approve the April 2021 financial reports for the South Padre Island Birding and Nature Center

ITEM BACKGROUND

The BNC financial reports for your review and approval

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

05/12/21

Balance Sheet

Accrual Basis

As of April 30, 2021

	<u>Apr 30, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
\$\$BNC Grant#042080	6,661.24
\$\$BNC Operating 38458	61,314.41
\$\$COVID 19 042218	1,804.04
\$\$SPI BNC MMAcct 38415	289,152.00
Cash on Hand	
Cash Bag Gift Shop	400.00
Cash Safe	300.00
Clearing, In-transit	524.00
Kiosk Cash	1,520.00
Register Drawer	200.00
Square Cash Box	600.00
Total Cash on Hand	<u>3,544.00</u>
Total Checking/Savings	362,475.69
Other Current Assets	
Inventory	
Birds Nest	43,348.30
Consignment	188.40
Wine & Beer	951.55
Total Inventory	<u>44,488.25</u>
Inventory Asset	1,599.12
Total Other Current Assets	<u>46,087.37</u>
Total Current Assets	408,563.06
Fixed Assets	
2020 Equipment	505.14
2020 Furnishings	270.92
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	2,418.39
2019 Furnishings	1,141.19
Furniture and Equipment - Other	4,963.21
Total Furniture and Equipment	<u>8,522.79</u>
Landscape and Grounds	<u>9,000.00</u>
Total Fixed Assets	82,846.01
TOTAL ASSETS	<u><u>491,409.07</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	31,002.49
Total Accounts Payable	<u>31,002.49</u>
Other Current Liabilities	
COVID LOAN	53,500.00
INSURANCE	
HEALTH	8,338.00
Total INSURANCE	<u>8,338.00</u>

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

Balance Sheet

As of April 30, 2021

	Apr 30, 21
Payroll Liabilities	
FIT and FICA-Medicare	7,080.65
Total Payroll Liabilities	7,080.65
Payroll Liability	
Volunteer Deduction Patty Daigl	700.00
Total Payroll Liability	700.00
Sales Tax Payable	657.61
Total Other Current Liabilities	70,276.26
Total Current Liabilities	101,278.75
Long Term Liabilities	
EDC Loan 270101	4,448.08
SBA EDIL 7340737402	150,000.00
Total Long Term Liabilities	154,448.08
Total Liabilities	255,726.83
Equity	
Unrestricted	168,191.47
Net Income	67,490.77
Total Equity	235,682.24
TOTAL LIABILITIES & EQUITY	491,409.07

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

05/14/21

Profit & Loss

Accrual Basis

April 2021

	Apr 21
Ordinary Income/Expense	
Income	
ADMISSIONS INCOME	
EXTENDED PASS ADMISSIONS	1,587.76
GENERAL ADMISSIONS	63,253.28
GROUP ADMISSIONS	434.94
GUIDED BIRD WALK	1,032.30
Total ADMISSIONS INCOME	66,308.28
ALLIGATOR SANCTUARY	
ADVENTURE PASS	10,150.00
ALLIGATOR FOOD/PHOTOS	2,484.00
Total ALLIGATOR SANCTUARY	12,634.00
BUILDING RENTAL INCOME	150.00
CONTRIBUTIONS	
DONATIONS	
ANIMAL FEED/SUPPLIES	834.00
EDUCATION	115.82
GENERAL	1,682.25
HABITAT	2,025.00
DONATIONS - Other	0.00
Total DONATIONS	4,657.07
Total CONTRIBUTIONS	4,657.07
GIFT SHOP INCOME	
CONSIGNMENT SALES	125.00
GIFT SHOP SALES	29,354.72
WINE & BEER SALES	590.60
GIFT SHOP INCOME - Other	0.00
Total GIFT SHOP INCOME	30,070.32
Total Income	113,819.67
Cost of Goods Sold	
COST OF GOODS SOLD	
CONSIGNMENT	67.00
GIFT SHOP	
POS Inventory Adjustments	0.00
GIFT SHOP - Other	12,697.20
Total GIFT SHOP	12,697.20
WINE & BEER	173.90
Total COST OF GOODS SOLD	12,938.10
Total COGS	12,938.10
Gross Profit	100,881.57
Expense	
ALLIGATOR SANCTUARY EXP	
ALLIGATOR SANCTUARY GENERAL EXP	495.12
GR QUARTERLY RECONCILIATION	21,245.90
TURTLE/ALLIGATOR FOOD	1,099.43
ALLIGATOR SANCTUARY EXP - Other	24.99
Total ALLIGATOR SANCTUARY EXP	22,865.44

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

Profit & Loss

05/14/21

April 2021

Accrual Basis

	Apr 21
BNC ANIMAL EXHIBIT EXPESE	
ANIMAL EXHIBIT EXPENSE	91.64
ANIMAL EXHIBIT SUPPLIES	308.83
ANIMAL FOOD EXPENSE	460.85
Total BNC ANIMAL EXHIBIT EXPESE	861.32
OPERATIONS EXPENSES	
ADVERTISING & PROMOTION	
GUIDES & DIRECTORIES	213.00
PRINT	1,106.09
SOCIAL & INTERNET	185.23
ADVERTISING & PROMOTION - Other	250.00
Total ADVERTISING & PROMOTION	1,754.32
CREDIT CARD & BANK FEES	2,920.79
DUES & SUBSCRIPTIONS	150.69
EDUCATION	105.00
GIFT SHOP SUPPLIES	141.66
GRANT WRITING	1,000.00
LEGAL & PROFESSIONAL	60.00
LOAN EXPENSE	17.57
MAINTENANCE & REPAIRS	
BUILDING	3,205.77
GROUND	1,004.16
HABITAT	1,292.60
MAINTENANCE & REPAIRS - Other	1,829.24
Total MAINTENANCE & REPAIRS	7,331.77
MERCHANT SER CC FEE	119.94
MILEAGE	475.25
OFFICE & PRINTING	51.22
PAYROLL SERVICE	104.47
SOFTWARE	21.64
Total OPERATIONS EXPENSES	14,254.32
RENT	1,000.00
SALARIES AND TAXES	
CASHIER	2,065.50
GIFT SHOP ATTENDANT	1,475.25
GIFT SHOP ATTENDANTS	3,008.35
JANITOR	1,116.00
MAINTENANCE	5,860.62
MANAGER	4,615.38
NATURALIST	
NATURALIST	1,862.70
NATURALIST - Other	5,939.24
Total NATURALIST	7,801.94
PAYROLL TAXES	7,528.17
Total SALARIES AND TAXES	33,471.21
SERVICE CONTRACTS	
AIR CONDITIONING	636.07
CLEANING SUPPLIES	872.53
INFORMATION TECHNOLOGY	
COMPUTER COPIER	1,854.79
Total INFORMATION TECHNOLOGY	1,854.79
PARKING EXPENSES & GATE	10.00

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

05/14/21

Profit & Loss

Accrual Basis

April 2021

	Apr 21
TELEPHONE & INTERNET	
INTERNET	1,029.82
TELEPHONE & INTERNET - Other	522.63
Total TELEPHONE & INTERNET	1,552.45
WEBSITE & CLOUD	32.46
Total SERVICE CONTRACTS	4,958.30
UTILITIES	
ELECTRICITY	1,101.79
TRASH	112.96
WATER / SEWER	1,420.35
Total UTILITIES	2,635.10
Total Expense	80,045.69
Net Ordinary Income	20,835.88
Other Income/Expense	
Other Income	
INTEREST INCOME	34.90
Total Other Income	34.90
Net Other Income	34.90
Net Income	<u>20,870.78</u>

**SOUTH PADRE ISLAND BIRDING & NATURE CENTER
Profit & Loss Prev Year Comparison**

April 2021

	Apr 21	Apr 20	\$ Change	% Change
Ordinary Income/Expense				
Income				
ADMISSIONS INCOME				
EXTENDED PASS ADMISSIONS	1,587.76	350.00	1,237.76	353.7%
GENERAL ADMISSIONS	63,253.28	0.00	63,253.28	100.0%
GROUP ADMISSIONS	434.94	0.00	434.94	100.0%
GUIDED BIRD WALK	1,032.30	0.00	1,032.30	100.0%
Total ADMISSIONS INCOME	66,308.28	350.00	65,958.28	18,845.2%
ALLIGATOR SANCTUARY				
ADVENTURE PASS	10,150.00	0.00	10,150.00	100.0%
ALLIGATOR FOOD/PHOTOS	2,484.00	-69.25	2,553.25	3,687.0%
Total ALLIGATOR SANCTUARY	12,634.00	-69.25	12,703.25	18,344.0%
BUILDING RENTAL INCOME	150.00	0.00	150.00	100.0%
CONTRIBUTIONS				
CONTRIBUTIONS-GENERAL PUBLIC DONATIONS	0.00	3,000.00	-3,000.00	-100.0%
ANIMAL FEED/SUPPLIES	834.00	0.00	834.00	100.0%
EDUCATION	115.82	0.00	115.82	100.0%
GENERAL	1,682.25	0.00	1,682.25	100.0%
HABITAT	2,025.00	0.00	2,025.00	100.0%
W O W E	0.00	250.00	-250.00	-100.0%
DONATIONS - Other	0.00	0.00	0.00	0.0%
Total DONATIONS	4,657.07	250.00	4,407.07	1,762.8%
Total CONTRIBUTIONS	4,657.07	3,250.00	1,407.07	43.3%
GIFT SHOP INCOME				
CONSIGNMENT SALES	125.00	0.00	125.00	100.0%
GIFT SHOP SALES	29,354.72	0.00	29,354.72	100.0%
WINE & BEER SALES	590.60	0.00	590.60	100.0%
GIFT SHOP INCOME - Other	0.00	0.00	0.00	0.0%
Total GIFT SHOP INCOME	30,070.32	0.00	30,070.32	100.0%
Total Income	113,819.67	3,530.75	110,288.92	3,123.7%
Cost of Goods Sold				
COST OF GOODS SOLD				
CONSIGNMENT	67.00	0.00	67.00	100.0%
GIFT SHOP				
POS Inventory Adjustments	0.00	0.00	0.00	0.0%
GIFT SHOP - Other	12,697.20	2,882.15	9,815.05	340.6%
Total GIFT SHOP	12,697.20	2,882.15	9,815.05	340.6%
WINE & BEER	173.90	0.00	173.90	100.0%
Total COST OF GOODS SOLD	12,938.10	2,882.15	10,055.95	348.9%
Total COGS	12,938.10	2,882.15	10,055.95	348.9%
Gross Profit	100,881.57	648.60	100,232.97	15,453.7%
Expense				
ALLIGATOR SANCTUARY EXP				
ALLIGATOR SANCTUARY GENERAL EXP	495.12	2,934.41	-2,439.29	-83.1%
GR QUARTERLY RECONCILIATION	21,245.90	-239.91	21,485.81	8,955.8%
TURTLE/ALLIGATOR FOOD	1,099.43	483.49	615.94	127.4%
ALLIGATOR SANCTUARY EXP - Other	24.99	0.00	24.99	100.0%
Total ALLIGATOR SANCTUARY EXP	22,865.44	3,177.99	19,687.45	619.5%
BNC ANIMAL EXHIBIT EXPESE				
ANIMAL EXHIBIT EXPENSE	91.64	212.93	-121.29	-57.0%
ANIMAL EXHIBIT SUPPLIES	308.83	1,689.83	-1,381.00	-81.7%
ANIMAL FOOD EXPENSE	460.85	332.89	127.96	38.4%
Total BNC ANIMAL EXHIBIT EXPESE	861.32	2,235.65	-1,374.33	-61.5%
GRANT EXPENDITURES				
EDUCATION				
HEB	0.00	27.00	-27.00	-100.0%
Tijerena Foundation	0.00	427.93	-427.93	-100.0%
Total EDUCATION	0.00	454.93	-454.93	-100.0%
Total GRANT EXPENDITURES	0.00	454.93	-454.93	-100.0%
OPERATIONS EXPENSES				
ADVERTISING & PROMOTION				
GUIDES & DIRECTORIES	213.00	0.00	213.00	100.0%
PRINT	1,106.09	0.00	1,106.09	100.0%
SOCIAL & INTERNET	185.23	540.66	-355.43	-65.7%
ADVERTISING & PROMOTION - Other	250.00	0.00	250.00	100.0%
Total ADVERTISING & PROMOTION	1,754.32	540.66	1,213.66	224.5%

SOUTH PADRE ISLAND BIRDING & NATURE CENTER Profit & Loss Prev Year Comparison

April 2021

	Apr 21	Apr 20	\$ Change	% Change
CREDIT CARD & BANK FEES	2,920.79	1,027.51	1,893.28	184.3%
DUES & SUBSCRIPTIONS	150.69	84.62	66.07	78.1%
EDUCATION	105.00	25.90	79.10	305.4%
FUNDRAISING & EVENTS	0.00	69.82	-69.82	-100.0%
GIFT SHOP SUPPLIES	141.66	642.15	-500.49	-77.9%
GRANT WRITING	1,000.00	1,000.00	0.00	0.0%
INSURANCE				
HEALTH	0.00	434.32	-434.32	-100.0%
Total INSURANCE	0.00	434.32	-434.32	-100.0%
LEGAL & PROFESSIONAL	60.00	0.00	60.00	100.0%
LOAN EXPENSE	17.57	58.56	-40.99	-70.0%
MAINTENANCE & REPAIRS				
BUILDING	3,205.77	1,094.34	2,111.43	192.9%
GROUNDS	1,004.16	-3,430.29	4,434.45	129.3%
HABITAT	1,292.60	249.12	1,043.48	418.9%
MAINTENANCE & REPAIRS - Other	1,829.24	597.41	1,231.83	206.2%
Total MAINTENANCE & REPAIRS	7,331.77	-1,489.42	8,821.19	592.3%
MERCHANT SER CC FEE	119.94	0.00	119.94	100.0%
MILEAGE	475.25	0.00	475.25	100.0%
OFFICE & PRINTING	51.22	285.67	-234.45	-82.1%
PAYROLL SERVICE	104.47	124.42	-19.95	-16.0%
POSTAGE & FREIGHT	0.00	67.27	-67.27	-100.0%
SOFTWARE	21.64	85.52	-63.88	-74.7%
SUPPLIES	0.00	-103.68	103.68	100.0%
TRAVEL	0.00	194.59	-194.59	-100.0%
OPERATIONS EXPENSES - Other	0.00	0.00	0.00	0.0%
Total OPERATIONS EXPENSES	14,254.32	3,047.91	11,206.41	367.7%
RENT	1,000.00	1,000.00	0.00	0.0%
SALARIES AND TAXES				
CASHIER	2,065.50	1,950.00	115.50	5.9%
GIFT SHOP ATTENDANT	1,475.25	0.00	1,475.25	100.0%
GIFT SHOP ATTENDANTS	3,008.35	4,259.00	-1,250.65	-29.4%
JANITOR	1,116.00	1,440.00	-324.00	-22.5%
MAINTENANCE	5,860.62	5,596.92	263.70	4.7%
MANAGER	4,615.38	4,615.38	0.00	0.0%
NATURALIST				
NATURALIST	1,862.70	0.00	1,862.70	100.0%
NATURALIST - Other	5,939.24	7,061.54	-1,122.30	-15.9%
Total NATURALIST	7,801.94	7,061.54	740.40	10.5%
PAYROLL TAXES	7,528.17	1,893.36	5,634.81	297.6%
Total SALARIES AND TAXES	33,471.21	26,816.20	6,655.01	24.8%
SERVICE CONTRACTS				
AIR CONDITIONING	636.07	610.00	26.07	4.3%
CLEANING SUPPLIES	872.53	264.43	608.10	230.0%
DRINKING WATER	0.00	124.00	-124.00	-100.0%
INFORMATION TECHNOLOGY				
COMPUTER COPIER	1,854.79	1,593.31	261.48	16.4%
Total INFORMATION TECHNOLOGY	1,854.79	1,593.31	261.48	16.4%
PARKING EXPENSES & GATE	10.00	0.00	10.00	100.0%
SECURITY	0.00	144.63	-144.63	-100.0%
TELEPHONE & INTERNET				
INTERNET	1,029.82	0.00	1,029.82	100.0%
TELEPHONE & INTERNET - Other	522.63	0.00	522.63	100.0%
Total TELEPHONE & INTERNET	1,552.45	0.00	1,552.45	100.0%
WEBSITE & CLOUD	32.46	0.00	32.46	100.0%
SERVICE CONTRACTS - Other	0.00	1,085.78	-1,085.78	-100.0%
Total SERVICE CONTRACTS	4,958.30	3,822.15	1,136.15	29.7%
UTILITIES				
ELECTRICITY	1,101.79	0.00	1,101.79	100.0%
TRASH	112.96	109.68	3.28	3.0%
WATER / SEWER	1,420.35	4,020.90	-2,600.55	-64.7%
Total UTILITIES	2,635.10	4,130.58	-1,495.48	-36.2%
Total Expense	80,045.69	44,685.41	35,360.28	79.1%
Net Ordinary Income	20,835.88	-44,036.81	64,872.69	147.3%
Other Income/Expense				
Other Income				
INTEREST INCOME	34.90	11.89	23.01	193.5%
Total Other Income	34.90	11.89	23.01	193.5%

SOUTH PADRE ISLAND BIRDING & NATURE CENTER
Profit & Loss Prev Year Comparison

April 2021

	Apr 21	Apr 20	\$ Change	% Change
Other Expense				
AMERICAN EXPRESS CREDIT CARD	0.00	0.00	0.00	0.0%
Total Other Expense	0.00	0.00	0.00	0.0%
Net Other Income	34.90	11.89	23.01	193.5%
Net Income	<u>20,870.78</u>	<u>-44,024.92</u>	<u>64,895.70</u>	<u>147.4%</u>

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

MEETING DATE: May 18, 2021

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Executive Director's Activity Report including economic indicators, project updates, Kauffman training, and the 2021-22 annual budget.

ITEM BACKGROUND

Executive Director will give her monthly report

BUDGET/FINANCIAL SUMMARY

n/a

COMPREHENSIVE PLAN GOAL

n/a

LEGAL REVIEW

Sent to Legal:

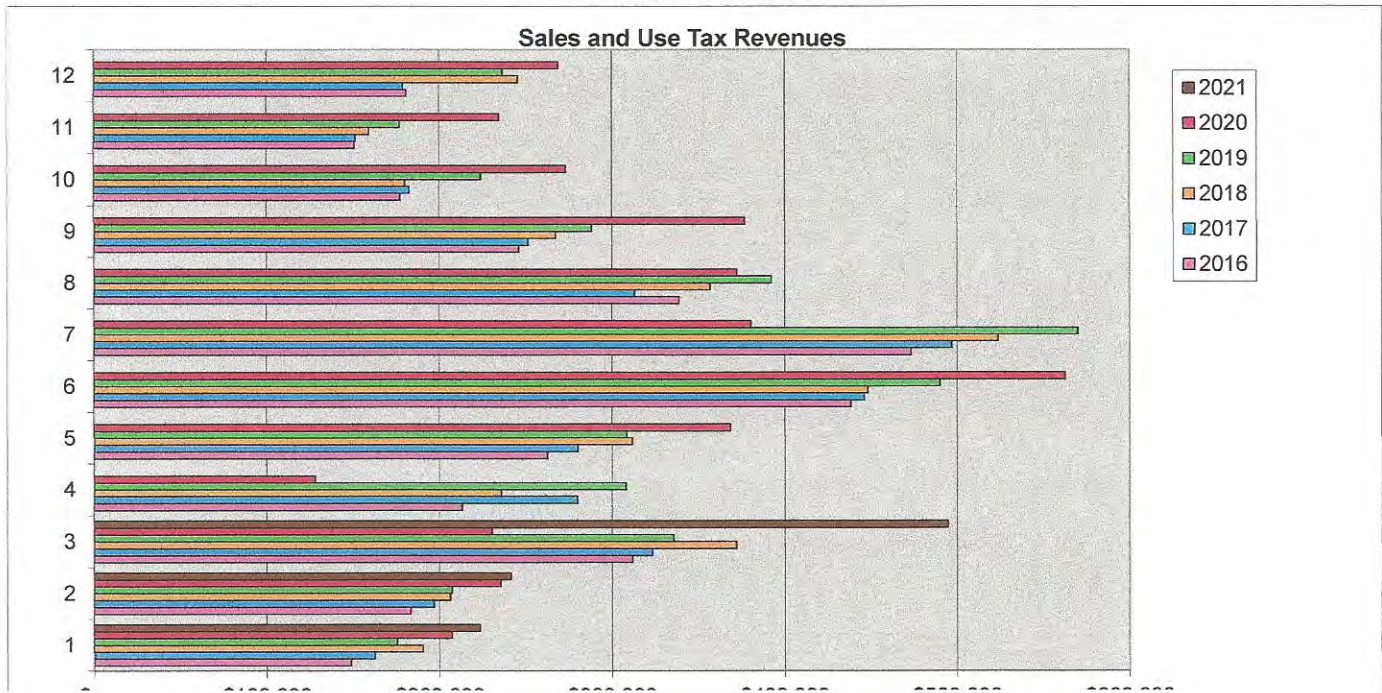
Approved by Legal:

RECOMMENDATIONS/COMMENTS:

South Padre Island Sales and Use Tax Revenues

	2016	2017	2018	2019	2020	2021	
							%
January	\$ 148,673	\$ 162,359	\$ 190,422	\$ 175,596	\$ 207,167	\$ 223,339	7.81
February	183,246	196,705	206,130	207,214	235,373	241,316	2.52
March	311,867	323,169	372,025	335,634	230,459	494,628	114.63
April	213,305	279,898	235,839	308,112	127,981		
May	262,341	280,107	311,590	308,505	368,630		
June	438,459	446,128	448,195	490,070	562,527		
July	473,223	496,833	523,677	569,913	380,495		
August	339,074	313,046	356,980	392,292	372,290		
September	245,959	251,213	267,254	288,079	376,880		
October	177,265	182,611	180,060	224,079	273,111		
November	151,043	151,463	159,287	177,006	234,603		
December	180,991	178,991	245,571	236,658	268,826		
Total	\$ 3,125,446	\$ 3,262,523	\$ 3,497,030	\$ 3,713,158	\$ 3,638,342		

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

	2014	2015	2016	2017	2018	2019	2020	2021	% change
January	\$ 140,192	\$ 130,054	\$ 144,395	\$ 171,097	\$ 164,700	\$ 228,657	\$ 193,535	\$ 253,495	30.98
February	204,078	234,729	262,332	307,996	272,536	274,976	443,097	347,493	(21.58)
March	718,514	680,389	936,915	925,001	978,343	819,446	212,961	1,024,543	381.09
April	535,518	482,346	428,171	554,854	527,203	630,240	244,163		
May	593,135	637,343	614,276	653,664	782,548	796,574	863,922		
June	1,086,514	1,090,245	1,149,624	1,236,747	1,333,234	1,414,224	1,410,875		
July	1,679,092	1,728,733	1,662,906	1,734,025	1,866,364	1,970,602	1,404,029		
August	1,153,488	1,111,051	951,521	865,453	1,054,553	1,117,813	1,129,404		
September	422,559	447,169	524,272	379,134	492,714	499,726	758,500		
October	268,955	288,878	311,226	295,670	265,913	306,918	562,291		
November	161,516	193,079	254,499	251,333	216,520	182,865	359,178		
December	177,192	185,416	199,886	221,956	259,784	299,065	364,421		
Total	\$7,135,926	\$7,209,432	\$7,440,023	\$7,596,930	\$8,214,412	\$8,541,106	\$7,946,376		

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.



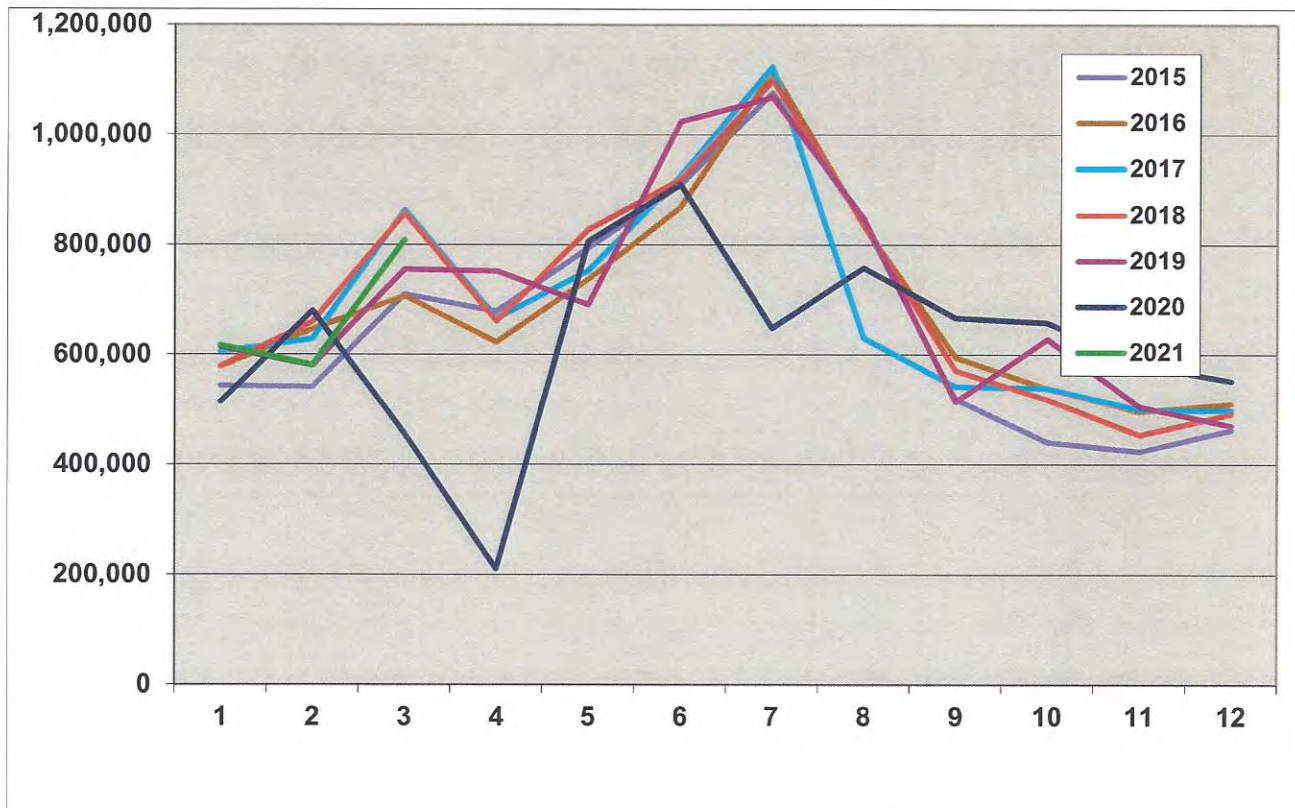
South Padre Island Property Tax Revenue

	2015	2016	2017	2018	2019	2020	2021
January	\$ 775,106	\$ 842,301	\$ 809,677	\$ 889,250	\$ 921,496	\$ 991,020	\$ 941,954
February	643,376	851,485	779,513	906,895	605,288	761,007	714,493
March	126,429	133,534	245,531	243,804	172,025	151,234	130,602
April	108,299	108,879	164,361	178,924	95,987	174,352	
May	68,063	54,257	88,915	67,485	152,987	124,756	
June	84,304	94,716	78,442	78,199	110,719	108,447	
July	111,522	85,053	70,064	121,814	110,878	154,634	
August	30,635	35,618	33,474	35,950	45,116	47,465	
September	25,557	13,612	95,148	127,921	29,166	48,670	
October	1,344,874	1,699,349	522,220	3,258,610	3,252,125	2,946,582	
November	2,797,154	2,639,129	3,863,902	1,645,455	1,592,727	2,097,636	
December	584,920	802,241	793,295	650,276	714,894	868,027	
TOTAL	\$ 6,700,239	\$ 7,360,174	\$ 7,544,542	\$ 8,204,583	\$ 7,834,289	\$ 8,473,830	
As of October 1:							
Tax rate per \$100	0.28564	0.30564	0.31564	0.31564	0.31564	0.31374	
Taxable value	\$ 2,478,519,198	\$ 2,495,811,088	\$ 2,523,614,600	\$ 2,558,588,118	\$ 2,645,276,110	\$ 2,677,970,971	

Queen Isabella Causeway Crossings

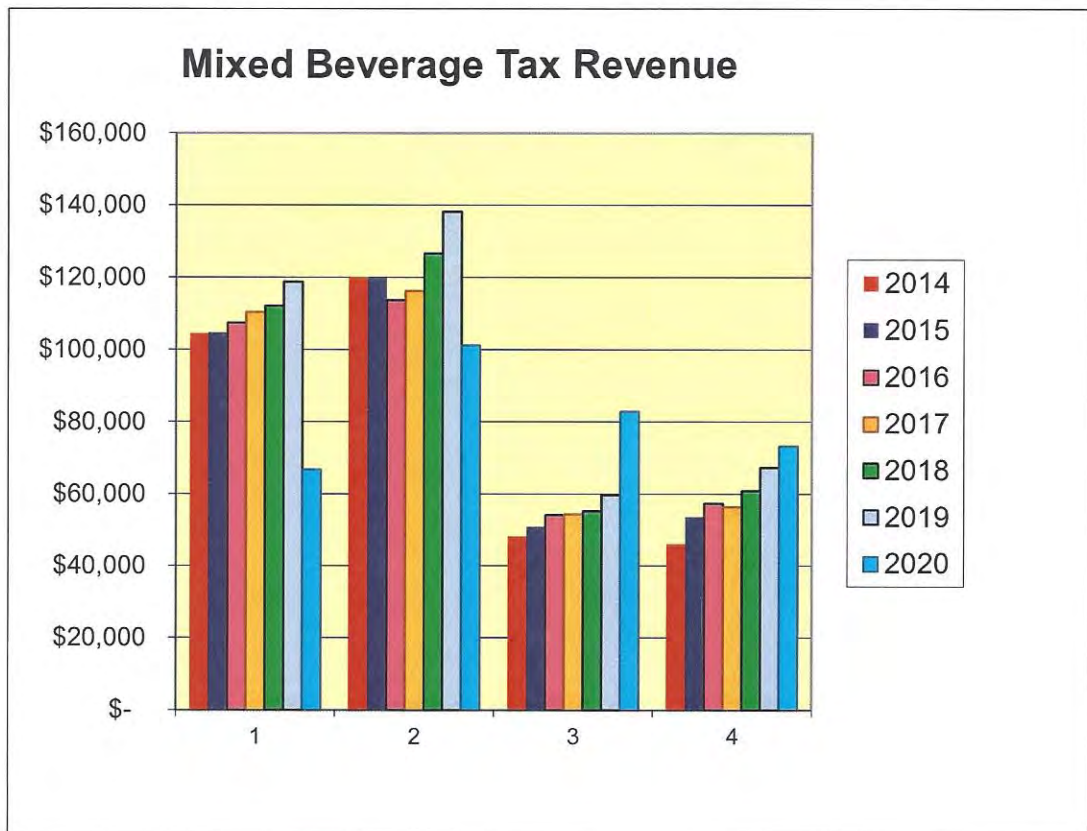
	2015	2016	2017	2018	2019	2020	2021
January	543,812	579,339	605,351	578,988	614,367	514,063	617,539
February	541,692	646,389	628,983	660,051	580,719	680,317	581,812
March	710,372	707,409	863,694	858,576	755,903	456,152	808,815
April	678,785	623,538	666,219	661,275	752,579	210,787	
May	795,443	737,676	753,130	828,753	691,235	806,936	
June	909,703	869,259	924,920	918,969	1,024,158	910,442	
July	1,076,391	1,115,932	1,123,915	1,099,082	1,068,463	648,481	
August	841,972	835,114	630,959	838,562	848,692	759,039	
September	518,886	595,754	542,362	570,947	514,226	667,364	
October	440,819	538,479	538,845	517,865	628,782	658,753	
November	423,711	496,333	499,602	454,232	506,068	582,093	
December	462,722	510,103	498,665	492,317	470,640	552,263	
Total	7,944,308	8,255,325	8,276,645	8,479,617	8,455,832	7,446,690	

Source: Texas Department of Transportation



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	101,264
Third Quarter	48,216	50,873	54,184	54,403	55,211	59,751	82,934
Fourth Quarter	46,148	53,660	57,300	56,500	60,854	67,336	73,301
Total	\$ 319,053	\$ 328,935	\$ 332,423	\$ 337,522	\$ 354,651	\$ 384,011	\$ 324,289

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

	2016	2017	2018	2019	2020	2021	Commercial	Residential
January	\$ 2,620,888	\$ 1,800,672	\$ 2,646,580	\$1,499,429	\$2,286,952	\$972,584	\$ 266,405	\$786,179
February	1,675,855	5,039,127	863,730	999,507	171,380	3,081,587	568,446	2,513,141
March	3,840,221	292,310	1,466,569	965,340	1,338,156	1,164,683	416,875	747,808
April	816,823	683,307	688,098	1,609,909	1,775,173	1,982,107	187,300	1,794,807
May	1,227,546	1,478,355	1,156,579	1,129,901	610,223			
June	595,320	1,318,655	2,974,574	3,209,806	976,008			
July	1,236,569	40,748,569	750,081	881,066	312,048			
August	1,973,961	1,431,102	624,914	373,493	637,682			
September	3,132,869	392,210	1,593,682	1,997,460	1,082,946			
October	963,435	480,367	363,576	5,620,569	1,416,147			
November	1,028,228	638,848	1,360,146	643,019	848,113			
December	582,797	1,201,460	1,061,966	2,596,653	3,417,308			
Total	\$ 19,694,512	\$ 55,504,982	\$ 15,550,495	\$ 21,526,152	\$ 14,872,136			

OBJECTS: 0 -ZZZZZZZZZZ
 ELIPIED DATES: 0/00/0000 THRU 99/99/9999
 SCHEDULED DATES: 4/01/2021 THRU 4/30/2021 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
210379 LDR-REP	4/01/2021 4/01/2021	SALMAR INVESTMENTS INC RESIDENTIAL REPAIR	708 PADRE BLVD 1801 BLDR-REP - RESIDENTIAL REPA	BAYSIDE BAYSIDE	RESIDENTIAL REPAIR 34,646.01	BLDR-REP 242.52
210380 OOF-RES	4/01/2021 4/01/2021	KERRICK, BRYAN RESIDENTIAL ROOF	226 W OLEANDER ROOF-RES - RESIDENTIAL ROOF	STX ROOF STX ROOF	RESIDENTIAL ROOF 17,250.00	ROOF-RES 120.75
210384 LDR-REP	4/05/2021 4/05/2021	ROARK, PETRA RESIDENTIAL REPAIR	202 W OLEANDER BLDR-REP - RESIDENTIAL REPA	C & A BUIL C & A BUIL	RESIDENTIAL REPAIR 9,200.00	BLDR-REP 64.40
210387 LDC-REM	4/06/2021 4/06/2021	RIDLEY HOLDINGS LLC COMMERCIAL REMODEL	2500 PADRE BLVD 2 BLDC-REM - COMMERCIAL REMOD	DIAMOND & DIAMOND &	COMMERCIAL REMODEL 49,000.00	BLDC-REM 127.65
210390 LDR-REP	4/06/2021 4/06/2021	GUERRA, ALFREDO RESIDENTIAL REPAIR	122 E GEORGIA RUTH BLDR-REP - RESIDENTIAL REPA	YIREH YIREH	RESIDENTIAL REPAIR 15,000.00	BLDR-REP 105.00
210395 OOF-RES	4/07/2021 4/07/2021	BREWER, GENE RESIDENTIAL ROOF	113B E OLEANDER ROOF-RES - RESIDENTIAL ROOF	RGV ROOF RGV ROOF	RESIDENTIAL ROOF 5,300.00	ROOF-RES 37.10
210397 LDR-ADD	4/07/2021 4/07/2021	MAUER, LYNN RESIDENTIAL ADDITION	3217 GULF BLVD BLDR-ADD - RESIDENTIAL ADDI	LYNN LYNN	RESIDENTIAL ADDITION 500.00	BLDR-ADD 25.00
210398 LDC-ADD	4/08/2021 4/08/2021	DIRTY AL'S PROPERTIES 2 LP COMMERCIAL ADDITION	4215 PADRE BLVD BLDC-ADD - COMMERCIAL ADDIT	MORRIS MORRIS	COMMERCIAL ADDITION 25,000.00	BLDC-ADD 175.00
210399 OOF-RES	4/08/2021 4/08/2021	1600 GULF BLVD LLC RESIDENTIAL ROOF	1600 GULF BLVD ROOF-RES - RESIDENTIAL ROOF	KING KING	RESIDENTIAL ROOF 79,500.00	ROOF-RES 556.50
210405 LDC-REM	4/08/2021 4/08/2021	GREENWOOD, HOWARD & WILL COMMERCIAL REMODEL	3901 PADRE BLVD BLDC-REM - COMMERCIAL REMOD	FEDIGAN FEDIGAN	COMMERCIAL REMODEL 25,000.00	BLDC-REM 175.00
210406 LDR-REM	4/09/2021 4/09/2021	TIPTON SERVICES LLC RESIDENTIAL REMODEL	600 PADRE BLVD 3104 BLDR-REM - RESIDENTIAL REMO	ANDRADE ANDRADE	RESIDENTIAL REMODEL 66,000.00	BLDR-REM 462.00
210414 LDC-REP	4/12/2021 4/12/2021	SOUTHERN WAVE LLC COMMERCIAL REPAIR	2412 PADRE BLVD BLDC-REP - COMMERCIAL REPAI	FERRONE FERRONE	COMMERCIAL REPAIR 1,000.00	BLDC-REP 25.00
210419 LDR-NEW	4/14/2021 4/14/2021	DPN CAPITAL LLC NEW RESIDENTIAL BUILDING	158 KINGS COURT 101 - SINGLE FAMILY	GALLERY BH GALLERY BH	NEW RESIDENTIAL BUILDING 522,000.00	BLDR-NEW 2,154.00
210422 LDR-REM	4/14/2021 4/14/2021	HANNON, TED RESIDENTIAL REMODEL	5400 GULF BLVD 208 BLDR-REM - RESIDENTIAL REMO	MOULEDOUS MOULEDOUS	RESIDENTIAL REMODEL 41,625.00	BLDR-REM 291.38
210425 LDR-NEW	4/15/2021 4/15/2021	VIA MANAGEMENT&CONSULTING L NEW RESIDENTIAL BUILDING	116A E DOLPHIN 101 - SINGLE FAMILY	G & M G & M	NEW RESIDENTIAL BUILDING 225,000.00	BLDR-NEW 1,378.50
210426 LDR-NEW	4/15/2021 4/15/2021	VIA MANAGEMENT&CONSULTING L NEW RESIDENTIAL BUILDING	116B E DOLPHIN 101 - SINGLE FAMILY	G & M G & M	NEW RESIDENTIAL BUILDING 225,000.00	BLDR-NEW 1,404.75

OBJECTS: 0 -ZZZZZZZZZZ
 PLIED DATES: 0/00/0000 THRU 99/99/9999
 SUE DATES: 4/01/2021 THRU 4/30/2021 USE SEGMENT DATES
 PIRE DATES: 0/00/0000 THRU 99/99/9999
 ATUS: ALL

OBJECT SEGMENT	ISSUE DATE SEGMENT DT	NAME DESCRIPTION	LOCATION BUILDING CODE	CONTRACTOR SEG. CONT.	DESCRIPTION VALUATION	PROJ TYPE FEE	
210432 LDR-REP	4/19/2021 4/19/2021	JONES, DAVID CHARLES RESIDENTIAL REPAIR	221 W LANTANA BLDR-REP - RESIDENTIAL REPA	MARTINEZ MARTINEZ	RESIDENTIAL REPAIR 2,600.00	BLDR-REP 25.00	
210434 LDR-REM	4/19/2021 4/19/2021	TIBURON VILLAS LLC RESIDENTIAL REMODEL	119 E SWORDFISH BLDR-REM - RESIDENTIAL REMO	WALL WALL	RESIDENTIAL REMODEL 15,000.00	BLDR-REM 105.00	
210436 LDR-REP	4/19/2021 4/19/2021	HARDY, LEVI RESIDENTIAL REPAIR	110 E CAPRICORN BLDR-REP - RESIDENTIAL REPA	OMAR RAMOS OMAR RAMOS	RESIDENTIAL REPAIR 5,900.00	BLDR-REP 41.30	
210441 LDC-REP	4/20/2021 4/20/2021	DOLPHIN COVE CONDOMINIUMS H COMMERCIAL REPAIR	201 W CONSTELLATION HOA BLDC-REP - COMMERCIAL REPAI	MOREAU MOREAU	COMMERCIAL REPAIR 13,000.00	BLDC-REP 91.00	
210446 LDR-REM	4/21/2021 4/21/2021	DARANA INVESTMENTS CORP RESIDENTIAL REMODEL	6300 PADRE BLVD 973 BLDR-REM - RESIDENTIAL REMO	DOS DOS	RESIDENTIAL REMODEL 2,500.00	BLDR-REM 25.00	
210448 LDR-REM	4/21/2021 4/21/2021	WEBER, JERONIMO RESIDENTIAL REMODEL	6300 PADRE BLVD 482 BLDR-REM - RESIDENTIAL REMO	TIM REEVES TIM REEVES	RESIDENTIAL REMODEL 7,500.00	BLDR-REM 52.50	
210449 COF-COM	4/21/2021 4/21/2021	LA PLAYA CONDOMINIUMS HOA COMMERCIAL ROOF	2308 GULF BLVD HOA ROOF-COM - COMMERCIAL ROOF	TEXAS PLAT TEXAS PLAT	COMMERCIAL ROOF 70,000.00	ROOF-COM 490.00	
210450 COF-RES	4/21/2021 4/21/2021	CORDERO, DAVID RESIDENTIAL ROOF	104 E HIBISCUS ROOF-RES - RESIDENTIAL ROOF	CIELO CIELO	RESIDENTIAL ROOF 3,285.59	ROOF-RES 25.00	
210462 LDR-ADD	4/26/2021 4/26/2021	SIEDE, THOMAS RESIDENTIAL ADDITION	6412 FOUNTAIN WAY BLDR-ADD - RESIDENTIAL ADDI	MARC MARC	RESIDENTIAL ADDITION 103,000.00	BLDR-ADD 721.00	
210476 COF-RES	4/27/2021 4/27/2021	SALOMON, MILEDI RESIDENTIAL ROOF	123 E CORA LEE 102 ROOF-RES - RESIDENTIAL ROOF	JARAMILLO JARAMILLO	RESIDENTIAL ROOF 6,000.00	ROOF-RES 42.00	
210477 COF-RES	4/27/2021 4/27/2021	AH PROPERTIES LP RESIDENTIAL ROOF	219 W CAMPECHE ROOF-RES - RESIDENTIAL ROOF	ARIZPE ARIZPE	RESIDENTIAL ROOF 8,000.00	ROOF-RES 56.00	
210478 LDR-NEW	4/28/2021 4/28/2021	WILLINGHAM, KATHRYN NEW RESIDENTIAL BUILDING	220 W LANTANA 101 - SINGLE FAMILY	FEDIGAN FEDIGAN	NEW RESIDENTIAL BUILDING 400,000.00	BLDR-NEW 1,443.75	
210484 LDC-ADD	4/30/2021 4/30/2021	WILD WIND CONDOMINIUMS HOA COMMERCIAL ADDITION	112 E OLEANDER BLDC-ADD - COMMERCIAL ADDIT	LUPE LUPE	COMMERCIAL ADDITION 4,300.00	BLDC-ADD 30.10	
* TOTALS ***				NUMBER OF PROJECTS:	29	VALUATION: 1,982,106.60	FEEES: 10,492.20

OBJECTS: 0 -ZZZZZZZZZZ
 ELIED DATES: 0/00/0000 THRU 99/99/9999
 SUE DATES: 4/01/2021 THRU 4/30/2021 USE SEGMENT DATES
 PIRE DATES: 0/00/0000 THRU 99/99/9999
 ATUS: ALL

*** SEGMENT RECAP ***

PROJECT SEGMENT - DESCRIPTION	# OF SEGMENTS	VALUATION	FEE
BLDC-ADD - COMMERCIAL ADDITION	2	29,300.00	205.10
BLDC-REM - COMMERCIAL REMODEL	2	74,000.00	302.65
BLDC-REP - COMMERCIAL REPAIR	2	14,000.00	116.00
BLDR-ADD - RESIDENTIAL ADDITION	2	103,500.00	746.00
BLDR-NEW - NEW RESIDENTIAL BUILDI	4	1,372,000.00	6,381.00
BLDR-REM - RESIDENTIAL REMODEL	5	132,625.00	935.88
BLDR-REP - RESIDENTIAL REPAIR	5	67,346.01	478.22
ROOF-COM - COMMERCIAL ROOF	1	70,000.00	490.00
ROOF-RES - RESIDENTIAL ROOF	6	119,335.59	837.35
*** TOTALS ***	29	1,982,106.60	10,492.20