

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

TUESDAY, MAY 17, 2022

9:00 AM AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, 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. Approval of the minutes from the April 11, 2022 workshop

4.2. Approval of the minutes from the April 19, 2022 regular meeting

4.3. Approval for an excused absence for Joni Montover from the May 19, 2022 regular meeting

4.4. Approval of the EDC financial reports for April 2022

5.Regular Agenda

5.1. Discussion and possible action to approve the April 2022 financial reports for the South Padre Island Birding and Nature Center

5.2. South Padre Island Birding and Nature Center's Manager report including admissions, operations, marketing, and events for the month of April 2022

5.3. Update on the Deep Water Marina Project (Gayle Hood)

5.4. Discussion regarding the timeline and process for the 2022-23 annual budget

- 5.5. Executive Director's Activity report including economic indicators, status of projects, and upcoming events

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 13, 2022

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 13, 2022**, 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, GEORGE MARTINEZ AT (956)761-8103.

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

MEETING DATE: May 17, 2022

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Approval of the minutes from the April 11, 2022 workshop

ITEM BACKGROUND

Minutes are attached for Board approval

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 11, 2022

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 11, 2022 at the Paul Y. Cunningham Jr City Hall 2nd floor meeting room at 4601 Padre Blvd., South Padre Island, Texas. President Tom Bainter called the workshop to order at 10:00 a.m. Other Board members present were Vice-President Tamera McLaughlin, Secretary /Treasurer Joni Montover, and Directors Ken Medders, Jr., Glenda George, Gayle Hood, and Lynne Tate. Also present was EDC Executive Director Darla Lapeyre, Birding and Nature Center President Marv Esterly and Board members Richard Franke, Sr., Gary Tate, and Jimmy Lawson, and Birding and Nature Center Manager Cristin Enholm.

2. PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

3. PUBLIC COMMENTS

There were no public comments.

4. REGULAR AGENDA

4.1 DISCUSSION REGARDING THE SIX MONTH REVIEW OF THE LEASE AND OPERATING AGREEMENT WITH THE SOUTH PADRE ISLAND BIRDING AND NATURE CENTER

The Board's discussed some possible revisions to the agreement. The discussion will continue at the next board meetings. No action was taken

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 11:02 a.m.

S E A L

Darla Lapeyre
Executive Director

APPROVED:

Thomas Bainter
President

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

MEETING DATE: May 17, 2022

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Approval of the minutes from the April 19, 2022 regular meeting

ITEM BACKGROUND

Minutes are attached for the Board to 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 19, 2022

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 19, 2022 at the South Padre Island Paul Y. Cunningham, Jr. Municipal Building, 2nd floor, 4601 Padre Blvd., South Padre Island, Texas 78597. President Thomas Bainter called the meeting to order at 9:00 a.m. Other Board members present were Vice-President Tamera McLaughlin, Secretary/Treasurer Joni Montover, and Directors Ken Medders, Jr., Glenda George, Gayle Hood, and Lynne Tate. Also present were Executive Director Darla Lapeyre, and South Padre Island Birding and Nature Center Manager Cristin Enholm and President Marv Esterly.

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 8th, 2022 meeting

4.2 Approve the EDC financial report for March 2022

Upon a motion from Gayle Hood and a second by Tamera McLaughlin the consent agenda was approved unanimously.

5. REGULAR AGENDA

5.1 Update on the Fishing's Future donation for a special needs boat

Ken Medders, Jr. gave the Board an update on the special needs boat being created by Fishing's Future. Joni Montover requested an application form be created for future special contribution requests. Ms. Lapeyre and Joni will work on

developing the application form.

5.2 Discussion and possible action to approve the January 2022 and February 2022 financial reports for the South Padre Island Birding and Nature Center

Upon a motion from Joni Montover and a second by Gayle Hood the Board unanimously approved the January and February 2022 financial reports.

5.3 Birding and Nature Center Manager's report including operations, events, marketing and programs

Cristin Enholm gave her report to the Board.

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

Marv Esterly recommended a committee be formed with three members from each Board and meet to discuss the revisions to the lease and operating agreement. The Board agreed and Ms. Lapeyre will coordinate a workshop with the six committee members.

5.5 Discussion and possible action to approve an interlocal agreement with Cameron County to split the \$25,000 expense for grant writing services for the Deep Water Marina project

Upon a motion from Tamera McLaughlin and a second by Lynne Tate, the Board unanimously approved the interlocal agreement with Cameron County.

5.6 Executive Director's Activity Report including economic indicators, projects and events

Ms. Lapeyre gave her report including record sales tax revenue for the month of February as well as record Occupancy Tax revenue for the month of February. Other indicators were presented including building permits and property tax. Other topics covered included Sand Dollars for Success and the Art Business Incubator.

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 10:22 a.m.

S E A L

Darla Lapeyre
Executive Director

APPROVED:

Thomas Bainter
President

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

MEETING DATE: May 17, 2022

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Approval for an excused absence for Joni Montover from the May 19, 2022 regular meeting

ITEM BACKGROUND

Joni is out of town and has requested an excused absence

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 17, 2022

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Approval of the EDC financial reports for April 2022

ITEM BACKGROUND

The city Finance Department has prepared the attached for your approval

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, Executive Director of the EDC

Date: May 11, 2022

Re: April 30, 2022 Operating Statement

The April 30, 2022 Operating Statement for the South Padre Island Economic Development Corporation as well as the Balance Sheet as of April 30, 2022 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, 2022/2021**

EDC FUND			
Assets		2022	2021
Cash and Cash Equivalents	\$	1,076,338	\$ 585,818
Investments		399,631	393,836
Receivables - Sales Tax		120,661	123,657
Revolving Loan Receivable		-	4,224
Total Assets	\$	1,596,630	\$ 1,107,535

Liabilities and Fund Balance			
Deferred Revenue	\$	-	\$ 4,223
TMRS		424	394
Guardian		17	-
Total Liabilities		441	4,617
Fund Balance	\$	1,596,189	\$ 1,102,918
Total Liabilities and Fund Balance	\$	1,596,630	\$ 1,107,535

BNC FACILITY RESERVE			
Assets		2022	2021
Cash and Cash Equivalents	\$	210,362	\$ 158,788
Total Assets	\$	210,362	\$ 158,788

Liabilities and Fund Balance			
Total Liabilities	\$	-	\$ -
Fund Balance		210,362	158,788
Total Liabilities and Fund Balance	\$	210,362	\$ 158,788

City of South Padre Island
Economic Development Corporation
Statements of Revenues, Expenditures and Changes in Fund Balance
April 30, 2022/2021

EDC FUND			
	2022		2021
	Budget	Actual	Actual
Revenues			
Sales Tax	\$ 910,000	\$ 607,270	\$ 528,176
Interest Revenue	500	701	2,176
Revolving Loan Revenue	-	-	7,257
Miscellaneous Revenue	-	-	2,067
Lease Proceeds -BNC Rent	12,000	6,000	7,000
Total Revenue	922,500	613,971	546,676
Expenditures			
General Administrative Expenses	861,752	248,337	190,181
Debt Service Transfer	396,650	231,378	226,363
BNC Maintenance Expenses	70,000	45,916	53,861
BNC Facility Transfers	34,098	19,890	44,357
Total Expenditures	1,362,500	545,521	514,762
Excess (Deficiency) of Revenues Over (Under) Expenditures	(440,000)	68,450	31,914
Fund Balance - Beginning	1,527,739	1,527,739	1,071,004
Fund Balance - Ending	\$ 1,087,739	\$ 1,596,189	\$ 1,102,918

BNC FACILITY RESERVE			
	2022		2021
	Budget	Actual	Actual
Revenues			
Transfers From EDC	\$ 34,098	\$ 19,890	\$ 44,357
Total Revenue	34,098	19,890	44,357
Expenditures			
Building & Structure Per Facility Reserve Study	34,098	-	5,284
Total Expenditures	34,098	-	5,284
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	19,890	39,073
Fund Balance - Beginning	190,472	190,472	119,715
Fund Balance - Ending	\$ 190,472	\$ 210,362	\$ 158,788

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			
<u>PERSONNEL SERVICES</u>								
580-0010	SUPERVISION	6,000.00	0.00	44,788.80	44,788.80	78,509.00	33,720.20	42.95
580-0020	CLERICAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0040	TEMPORARY 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	87.48	0.00	669.40	669.40	1,363.00	693.60	50.89
580-0080	TMRS	1,126.73	0.00	5,062.57	5,062.57	9,651.00	4,588.43	47.54
580-0081	GROUP INSURANCE	551.55	0.00	4,400.06	4,400.06	8,056.00	3,655.94	45.38
580-0083	WORKERS COMPENSATION	0.00	0.00	112.37	112.37	160.00	47.63	29.77
580-0084	UNEMPLOYMENT TAX	27.90	0.00	27.90	27.90	162.00	134.10	82.78
580-0085	LONGEVITY	0.00	0.00	1,145.00	1,145.00	1,500.00	355.00	23.67
		=====	=====	=====	=====	=====	=====	=====
		7,793.66	0.00	56,206.10	56,206.10	99,401.00	43,194.90	43.46
		=====	=====	=====	=====	=====	=====	=====
<u>GOODS AND SUPPLIES</u>								
580-0101	OFFICE SUPPLIES	0.00	0.00	248.94	248.94	600.00	351.06	58.51
580-0102	LOCAL MEETINGS	0.00	0.00	36.97	36.97	500.00	463.03	92.61
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	285.91	285.91	2,200.00	1,914.09	87.00
		=====	=====	=====	=====	=====	=====	=====
<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	635.00	635.00	1,800.00	1,165.00	64.72
580-0520	INSURANCE	0.00	0.00	0.00	0.00	2,000.00	2,000.00	100.00
580-0530	PROFESSIONAL SERVICE	0.00	0.00	679.78	679.78	15,800.00	15,120.22	95.70
580-0534-001	BIRDING MASTER PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-002	LOBBYIST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-003	COMPREHENSIVE PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-004	BEACH MASTER PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-005	REGIONAL MOBILITY AU	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-006	ECONOMIC ACTIVITY IN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-010	BAY CLEANUP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-012	AREA MARKETING STUDY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-013	USDA RBEG	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-014	I-69 ALLIANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-015	BROWN PROPERTY INTER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-016	BIRDING MASTER NON-C	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-017	OTHER PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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			
580-0534-018	GULF OF MEXICO NATUR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	1,948.00	1,948.00	4,500.00	2,552.00	56.71
580-0550	TRAVEL	0.00	0.00	725.67	725.67	5,000.00	4,274.33	85.49
580-0551	DUES & MEMBERSHIPS	625.00	0.00	1,625.00	1,625.00	3,500.00	1,875.00	53.57
580-0555	PROMOTIONS	0.00	0.00	22,500.00	22,500.00	23,000.00	500.00	2.17
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
		675.00	0.00	28,463.45	28,463.45	56,200.00	27,736.55	49.35
<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	TSF TO EDC DEBT SERV	33,054.50	0.00	231,377.50	231,377.50	396,650.00	165,272.50	41.67
580-9471	TSF TO GENERAL FUND	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	2,841.50	0.00	19,890.50	19,890.50	34,098.00	14,207.50	41.67
		35,896.00	0.00	251,268.00	251,268.00	430,748.00	179,480.00	41.67
<u>SPECIAL PROJECTS</u>								
580-9175	ELECTION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-9178	DESIGNATED PROJECTS	0.00	0.00	163,382.00	163,382.00	703,951.00	540,569.00	76.79
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
		0.00	0.00	163,382.00	163,382.00	703,951.00	540,569.00	76.79
DEPARTMENT TOTAL		44,364.66	0.00	499,605.46	499,605.46	1,292,500.00	792,894.54	61.35

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	0.00	0.00	2,786.96	2,786.96	15,000.00	12,213.04	81.42
		0.00	0.00	2,786.96	2,786.96	15,000.00	12,213.04	81.42
<u>MISCELLANEOUS SERVICES</u>								
583-0520	INSURANCE	0.00	0.00	43,128.97	43,128.97	55,000.00	11,871.03	21.58
583-0580	ELECTRICITY	(1,368.79)	0.00	0.00	0.00	0.00	0.00	0.00
		(1,368.79)	0.00	43,128.97	43,128.97	55,000.00	11,871.03	21.58
DEPARTMENT TOTAL		(1,368.79)	0.00	45,915.93	45,915.93	70,000.00	24,084.07	34.41

FUND :82 -BNC FACILITY MAINTENANCE

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	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	0.00	0.00	0.00	0.00	34,098.00	34,098.00	100.00
		0.00	0.00	0.00	0.00	34,098.00	34,098.00	100.00
DEPARTMENT TOTAL		0.00	0.00	0.00	0.00	34,098.00	34,098.00	100.00

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

MEETING DATE: May 17, 2022

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Discussion and possible action to approve the April 2022 financial reports for the South Padre Island Birding and Nature Center

ITEM BACKGROUND

Jonathan Hall from Carr, Riggs and Ingram will present the April 2022 financial reports from the BNC

BUDGET/FINANCIAL SUMMARY

n/a

COMPREHENSIVE PLAN GOAL

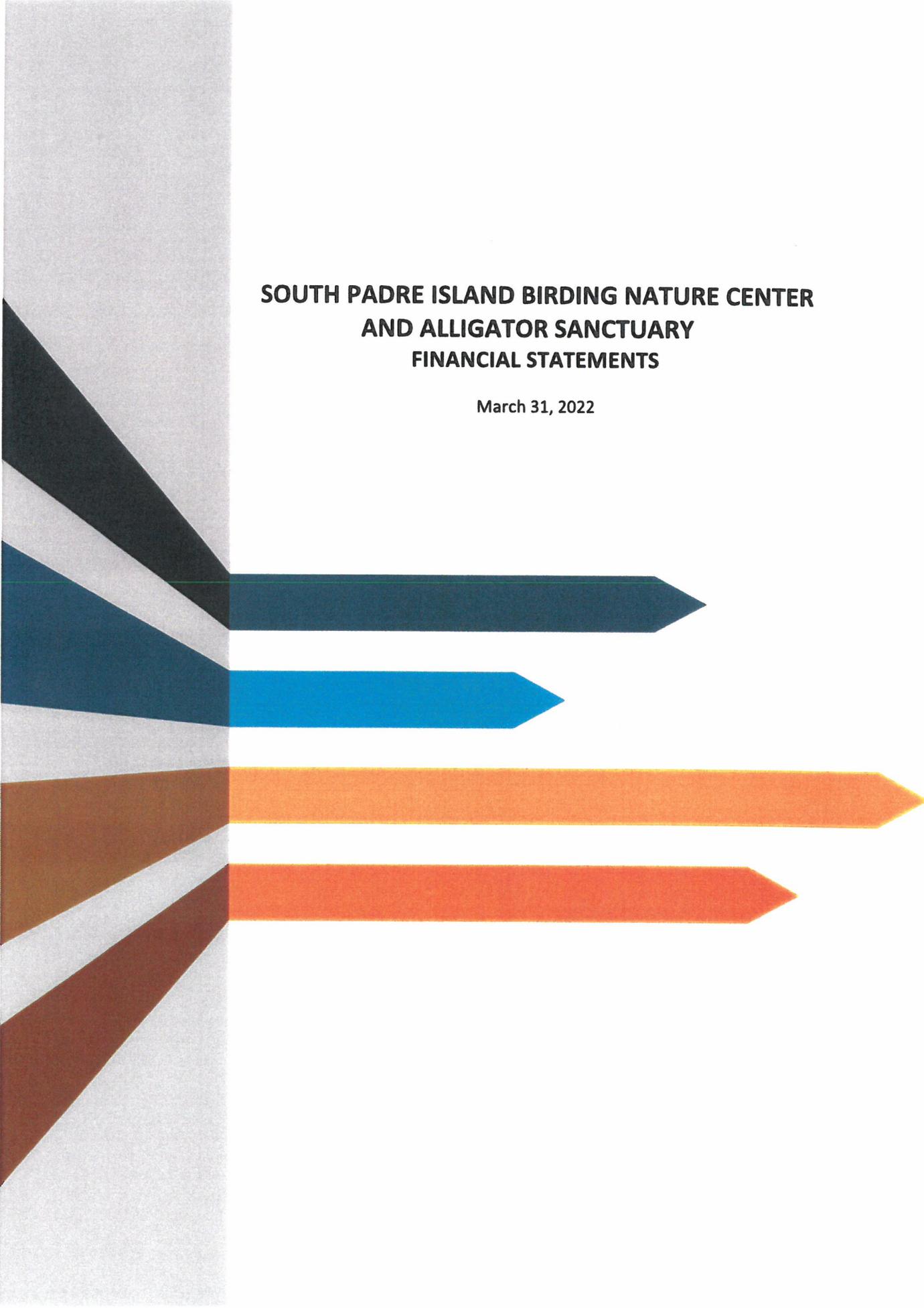
n/a

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:



**SOUTH PADRE ISLAND BIRDING NATURE CENTER
AND ALLIGATOR SANCTUARY
FINANCIAL STATEMENTS**

March 31, 2022



FINANCIAL STATEMENTS



**South Padre Island Birding Nature Center and Alligator Sanctuary
Statement of Financial Position**

March 31, 2022

ASSETS

Current assets		
BNC Grant 042080	\$	12,548.03
BNC Operating 38458		247,076.34
SPI BNC MM 38415		289,457.62
Cash on Hand		2,024.00
Inventory		58,033.23
Total current assets		609,139.22

Fixed assets

Alligator Fence	9,558.44	
Boardwalk	40,750.00	
Building improvement	24,447.00	
Entrance Gate	37,159.50	
Furniture and equipment	10,600.00	
Landscape and grounds	9,000.00	
Accumulated depreciation	(69,660.80)	
Total fixed assets		61,854.14

Total assets	\$	670,993.36
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LIABILITIES

Current liabilities		
Accounts payable	\$	26,539.77
Accrued liabilities		7,020.76
Payroll liability		659.42
Sales tax payable		2,544.10
Current portion of LT debt		1,385.54
Total current liabilities		38,149.59

Long term liabilities

SBA EDIL 7340737402	148,044.16	
Total long term liabilities		148,044.16

Total liabilities	186,193.75
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NET ASSETS

Without donor restrictions	484,799.61	
Total net assets		484,799.61

Total liabilities and net assets	\$	670,993.36
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No assurance is provided on these financial statements as Carr, Riggs, & Ingram, LLC did not perform audit, review, or compilation procedures. Substantially all disclosures and the statement of functional expenses required by accounting principles generally accepted in the United States of America (generally accepted accounting principles) are omitted. Generally accepted accounting principles require that fixed assets be depreciated over their estimated useful lives. The organization has not computed depreciation in accordance with generally accepted accounting principles and no depreciation expense has been recorded. Management has not determined the effect of this departure from generally accepted accounting principles on the financial statements.

**South Padre Island Birding Nature Center and Alligator Sanctuary
Statement of Activities**

	One Month Ended March 31, 2022	Three Months Ended March 31, 2022
REVENUE, GAINS AND OTHER SUPPORT		
Admissions income	\$ 80,040.51	\$ 186,001.35
Building rental income	-	400.00
Contributions	2,265.19	15,281.69
Gift shop income	31,269.36	72,086.84
Sales tax discounts	-	9.73
Interest income	24.58	71.36
Total revenue, gains and other support	113,599.64	273,850.97
EXPENSES		
Alligator sanctuary expense	20,454.74	40,399.19
Cost of goods sold	12,801.00	30,654.95
BNC animal exhibit expense	638.39	860.01
Operating expenses	17,790.29	62,324.32
Rent	1,000.00	3,000.00
Salaries and taxes	28,035.61	89,041.93
Service contracts	4,747.13	9,935.57
Utilities	1,008.41	5,624.41
Total expenses	86,475.57	241,840.38
CHANGE IN NET ASSETS	27,124.07	32,010.59
Net assets, beginning of year (period)	457,675.54	452,789.02
Net assets, March 31, 2022	\$ 484,799.61	\$ 484,799.61

No assurance is provided on these financial statements as Carr, Riggs, & Ingram, LLC did not perform audit, review, or compilation procedures. Substantially all disclosures and the statement of functional expenses required by accounting principles generally accepted in the United States of America (generally accepted accounting principles) are omitted. Generally accepted accounting principles require that fixed assets be depreciated over their estimated useful lives. The organization has not computed depreciation in accordance with generally accepted accounting principles and no depreciation expense has been recorded. Management has not determined the effect of this departure from generally accepted accounting principles on the financial statements.

**South Padre Island Birding Nature Center and Alligator Sanctuary
Statement of Cash Flow**

	One Month Ended March 31, 2022	Three Months Ended March 31, 2022
OPERATING ACTIVITIES		
Change in net assets	\$ 27,124.07	\$ 32,010.59
Adjustments to reconcile change in net assets to net cash provided by (used in) operations:		
Inventory	(4,947.50)	(15,461.60)
Accounts payable	15,407.75	7,950.08
Accrued liabilities	(605.50)	(3,845.54)
Payroll liabilities	(2,186.54)	(6,311.55)
Sales tax payable	594.01	615.91
Prepaid expenses	1,000.00	-
Net cash provided by (used in) operating activities	36,386.29	14,957.89
FINANCING ACTIVITIES		
Payments on long term debt - SBA EDIL	(281.82)	(281.82)
Net cash used in financing activities	(281.82)	(281.82)
Net cash increase (decrease) for period	36,104.47	14,676.07
Cash at beginning of period	515,001.52	536,429.92
Cash at end of period	\$ 551,105.99	\$ 551,105.99
Reconciliation of cash to cash on statement of financial position		
BNC Grant 042080		\$ 12,548.03
BNC Operating 38458		247,076.34
SPI BNC MM 38415		289,457.62
Cash on hand		2,024.00
Total cash		\$ 551,105.99

No assurance is provided on these financial statements as Carr, Riggs, & Ingram, LLC did not perform audit, review, or compilation procedures. Substantially all disclosures and the statement of functional expenses required by accounting principles generally accepted in the United States of America (generally accepted accounting principles) are omitted. Generally accepted accounting principles require that fixed assets be depreciated over their estimated useful lives. The organization has not computed depreciation in accordance with generally accepted accounting principles and no depreciation expense has been recorded. Management has not determined the effect of this departure from generally accepted accounting principles on the financial statements.



SUPPLEMENTARY INFORMATION



**South Padre Island Birding Nature Center and Alligator Sanctuary
Supplementary Information - Schedule of Budget to Actual**

	Three Months Ended March 31, 2022	Budgeted YTD	(Under) Over Budget - YTD
REVENUE, GAINS AND OTHER SUPPORT			
Admissions income	\$ 186,001.35	\$ 205,946.00	\$ (19,944.65)
Building rental income	400.00	125.00	275.00
Contributions	15,281.69	23,025.00	(7,743.31)
Gift shop income	72,086.84	76,000.00	(3,913.16)
Sales tax discounts	9.73	-	9.73
Interest income	71.36	-	71.36
Total revenue, gains and other support	273,850.97	305,096.00	(31,245.03)
EXPENSES			
Alligator sanctuary expense	40,399.19	81,000.00	(40,600.81)
Cost of goods sold	30,654.95	38,000.00	(7,345.05)
BNC animal exhibit expense	860.01	1,875.00	(1,014.99)
Operating expenses	62,324.32	56,475.00	5,849.32
Rent	3,000.00	3,000.00	-
Salaries and taxes	89,041.93	91,441.98	(2,400.05)
Service contracts	9,935.57	8,837.50	1,098.07
Utilities	5,624.41	12,750.00	(7,125.59)
Total expenses	241,840.38	293,379.48	(51,539.10)
CHANGE IN NET ASSETS	32,010.59	\$ 11,716.52	\$ 20,294.07
Net assets, beginning of year (period)	452,789.02		
Net assets, March 31, 2022	\$ 484,799.61		

No assurance is provided on these financial statements as Carr, Riggs, & Ingram, LLC did not perform audit, review, or compilation procedures. Substantially all disclosures and the statement of functional expenses required by accounting principles generally accepted in the United States of America (generally accepted accounting principles) are omitted. Generally accepted accounting principles require that fixed assets be depreciated over their estimated useful lives. The organization has not computed depreciation in accordance with generally accepted accounting principles and no depreciation expense has been recorded. Management has not determined the effect of this departure from generally accepted accounting principles on the financial statements.

**South Padre Island Birding Nature Center and Alligator Sanctuary
Supplementary Information - Schedule of Total Budget to Actual**

	Budget January - Dec 2022	Actual YTD - Three Months Ended March 31, 2022	Remaining Budget
REVENUE, GAINS AND OTHER SUPPORT			
Admissions income	\$ 823,784.00	\$ 186,001.35	\$ 637,782.65
Building rental income	500.00	400.00	100.00
Contributions	92,100.00	15,281.69	76,818.31
Gift shop income	304,000.00	72,086.84	231,913.16
Other income	-	9.73	-
Interest income	-	71.36	-
Total revenue, gains and other support	1,220,384.00	273,850.97	946,614.12
EXPENSES			
Alligator sanctuary expense	324,000.00	40,399.19	283,600.81
Cost of goods sold	152,000.00	30,654.95	121,345.05
BNC animal exhibit expense	7,500.00	860.01	6,639.99
Operating expenses	225,900.00	62,324.32	163,575.68
Rent	12,000.00	3,000.00	9,000.00
Salaries and taxes	365,767.91	89,041.93	276,725.98
Service contracts	35,350.00	9,935.57	25,414.43
Utilities	51,000.00	5,624.41	45,375.59
Total expenses	1,173,517.91	241,840.38	931,677.53
CHANGE IN NET ASSETS	46,866.09	\$ 32,010.59	\$ 14,936.59
Net assets, beginning of year (period)		452,789.02	
Net assets, March 31, 2022		\$ 484,799.61	

No assurance is provided on these financial statements as Carr, Riggs, & Ingram, LLC did not perform audit, review, or compilation procedures. Substantially all disclosures and the statement of functional expenses required by accounting principles generally accepted in the United States of America (generally accepted accounting principles) are omitted. Generally accepted accounting principles require that fixed assets be depreciated over their estimated useful lives. The organization has not computed depreciation in accordance with generally accepted accounting principles and no depreciation expense has been recorded. Management has not determined the effect of this departure from generally accepted accounting principles on the financial statements.



QUICKBOOKS EXHIBITS



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05/07/22

Accrual Basis

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

Balance Sheet

As of March 31, 2022

	Mar 31, 22
ASSETS	
Current Assets	
Checking/Savings	12,548.03
\$\$BNC Grant#042080	247,076.34
\$\$BNC Operating 38458	289,457.62
\$\$SPI BNC MMAcct 38415	
Cash on Hand	
Cash Bag Gift Shop	400.00
Cash Safe	300.00
Clearing, In-transit	524.00
Register Drawer	200.00
Square Cash Box	600.00
Total Cash on Hand	<u>2,024.00</u>
Total Checking/Savings	<u>551,105.99</u>
Other Current Assets	
Inventory	
Birds Nest	57,257.77
Consignment	80.40
Wine & Beer	740.38
Total Inventory	<u>58,078.55</u>
Inventory Asset	-45.32
Total Other Current Assets	<u>58,033.23</u>
Total Current Assets	<u>609,139.22</u>
Fixed Assets	
Accumulated Depreciation	-69,660.80
Alligator Fence	9,558.44
Boardwalk	40,750.00
Building Improvement	24,447.00
Entrance Gate	37,159.50
Furniture and Equipment	10,600.00
Landscape and Grounds	9,000.00
Total Fixed Assets	<u>61,854.14</u>
TOTAL ASSETS	<u><u>670,993.36</u></u>

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

Balance Sheet

As of March 31, 2022

	Mar 31, 22
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	26,539.77
Accounts Payable	26,539.77
Total Accounts Payable	
Other Current Liabilities	
Accrued Interest	7,020.76
Current Portion of LT Debt	1,385.54
INSURANCE	
HEALTH	778.50
Total INSURANCE	778.50
Payroll Liabilities	
Child Support	-119.08
Total Payroll Liabilities	-119.08
Sales Tax Payable	2,544.10
Total Other Current Liabilities	11,609.82
Total Current Liabilities	38,149.59
Long Term Liabilities	
SBA EDIL 7340737402	148,044.16
Total Long Term Liabilities	148,044.16
Total Liabilities	186,193.75
Equity	
Unrestricted	452,789.02
Net Income	32,010.59
Total Equity	484,799.61
TOTAL LIABILITIES & EQUITY	670,993.36

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05/07/22

Accrual Basis

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

Profit & Loss

March 2022

	Mar 22	Jan - Mar 22
Ordinary Income/Expense		
Income		
ADMISSIONS INCOME	8,550.00	13,901.42
ADVENTURE PASS	1,227.25	1,662.18
ALLIGATOR FOOD/PHOTOS	20.00	20.00
DISCOUNT ADMISSIONS	745.00	6,343.00
EXTENDED PASS ADMISSIONS	68,213.00	159,698.87
GENERAL ADMISSIONS	336.00	2,167.28
GROUP ADMISSIONS	949.26	2,208.60
GUIDED BIRD WALK		
Total ADMISSIONS INCOME	80,040.51	186,001.35
BUILDING RENTAL INCOME	0.00	400.00
CONTRIBUTIONS		
DONATIONS		
ANIMAL FEED/SUPPLIES	174.75	459.75
ANNUAL MEMBERSHIP GIVING		
INDIVIDUAL	0.00	250.00
SANDERLING		
Total INDIVIDUAL	0.00	250.00
Total ANNUAL MEMBERSHIP GIVING	0.00	250.00
BENCHES	0.00	200.00
EDUCATION	51.00	78.00
GENERAL DONATIONS	249.44	299.44
HABITAT	198.03	424.03
SPECIAL EVENTS - DAILY DONATION	32.35	991.69
W O W E		
WOWE FIELD TRIPS	0.00	1,773.45
W O W E - Other	905.61	9,503.60
Total W O W E	905.61	11,277.05
DONATIONS - Other	164.01	811.73
Total DONATIONS	1,775.19	14,791.69
EVENT PARKING	490.00	490.00
Total CONTRIBUTIONS	2,265.19	15,281.69
DISCOUNTS - SALES TAX	0.00	9.73

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

Profit & Loss

March 2022

	Mar 22	Jan - Mar 22
GIFT SHOP INCOME		
CONSIGNMENT SALES	14.00	14.00
GIFT SHOP SALES	25,717.00	63,899.23
WINE & BEER SALES	758.86	1,533.47
GIFT SHOP INCOME - Other	459.07	459.07
Total GIFT SHOP INCOME	26,948.93	65,905.77
Gift Shop Sales		
40201 - Gift Shop Sales	4,320.43	6,181.07
Total Gift Shop Sales	4,320.43	6,181.07
Total Income	113,575.06	273,779.61
Cost of Goods Sold		
COST OF GOODS SOLD		
GIFT SHOP	0.00	0.00
POS Inventory Adjustments	12,362.53	29,572.28
GIFT SHOP - Other		
Total GIFT SHOP	12,362.53	29,572.28
WINE & BEER	223.32	729.13
COST OF GOODS SOLD - Other	215.15	353.54
Total COST OF GOODS SOLD	12,801.00	30,654.95
Total COGS	12,801.00	30,654.95
Gross Profit	100,774.06	243,124.66
Expense		
ALLIGATOR SANCTUARY EXP		
ALLIGATOR SANCTUARY GENERAL EXP	951.57	2,727.72
GATOR QUARTLY REC	19,081.62	36,689.52
TURTLE/ALLIGATOR FOOD	421.55	981.95
Total ALLIGATOR SANCTUARY EXP	20,454.74	40,399.19
BNC ANIMAL EXHIBIT EXPENSE		
ANIMAL EXHIBIT EXPENSE	83.00	83.00
ANIMAL EXHIBIT SUPPLIES	140.48	205.41
ANIMAL FOOD EXPENSE	414.91	571.60
Total BNC ANIMAL EXHIBIT EXPENSE	638.39	860.01
Cash Drawer Payouts	0.00	0.00

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

Profit & Loss

March 2022

	Mar 22	Jan - Mar 22
OPERATIONS EXPENSES		
ADVERTISING & PROMOTION		
GUIDES & DIRECTORIES		4,002.00
PRINT	0.00	38.85
SOCIAL & INTERNET	12.95	880.61
ADVERTISING & PROMOTION - Other	638.07	20.00
Total ADVERTISING & PROMOTION	20.00	4,941.46
CREDIT CARD & BANK FEES	671.02	7,445.74
DUES & SUBSCRIPTIONS	3,023.73	561.05
EDUCATION	290.74	302.25
FUNDRAISING & EVENTS	0.00	
BENCH	0.00	582.60
W O W E	0.00	10,936.39
Total FUNDRAISING & EVENTS	0.00	11,518.99
GRANT WRITING	1,000.00	4,000.00
INSURANCE		
HEALTH	919.60	1,379.40
WORKERS COMPENSATION	2,853.00	2,853.00
Total INSURANCE	3,772.60	4,232.40
LEGAL & PROFESSIONAL	2,870.00	15,723.23
LOAN EXPENSE		
60000 - Interest expense EDIL SBA	359.18	1,075.08
Total LOAN EXPENSE	359.18	1,075.08
LOCAL MEETINGS		
MEALS & SNACKS	61.46	520.98
VOLUNTEER APPRECIATION	30.91	30.91
Total LOCAL MEETINGS	92.37	551.89
MAINTENANCE & REPAIRS		
BUILDING	953.07	2,146.89
EQUIPMENT	62.96	157.98
GROUNDS	580.35	1,232.89
HABITAT	2,002.04	2,002.04
Total MAINTENANCE & REPAIRS	3,598.42	5,539.80
MILEAGE		
MILEAGE - EMPLOYEE	125.00	1,146.38
Total MILEAGE	125.00	1,146.38

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

Profit & Loss

March 2022

	Mar 22	Jan - Mar 22
OFFICE & PRINTING	0.00	695.46
PAYROLL SERVICE	601.16	697.10
POSTAGE & FREIGHT	92.27	92.27
SOFTWARE	321.31	876.83
SUPPLIES	972.49	2,924.39
Total OPERATIONS EXPENSES	17,790.29	62,324.32
RENT	1,000.00	3,000.00
SALARIES AND TAXES		
ANIMAL KEEPERS	4,053.02	4,053.02
CUSTOMER SERVICE REPS	0.00	14,763.58
GIFT SHOP/CASHIER	5,831.51	5,831.51
JANITOR	1,163.70	3,595.60
MAINTENANCE	4,222.92	16,935.83
MANAGER	4,615.40	13,846.16
NATURALISTS	6,169.06	23,725.47
PAYROLL TAXES	1,980.00	6,290.76
Total SALARIES AND TAXES	28,035.61	89,041.93
SERVICE CONTRACTS		
AIR CONDITIONING	930.00	1,860.00
CLEANING SUPPLIES	0.00	1,241.33
DRINKING WATER	88.90	237.20
INFORMATION TECHNOLOGY		
COMPUTER COPIER	1,634.56	3,797.27
SERVER	294.66	807.12
Total INFORMATION TECHNOLOGY	1,929.22	4,604.39
PARKING EXPENSES & GATE SECURITY	1,293.10	1,329.10
	505.91	663.55
Total SERVICE CONTRACTS	4,747.13	9,935.57
UTILITIES		
ELECTRICITY	0.00	1,368.79
TELEPHONE & INTERNET		
TELEPHONE & INTERNET	0.00	1,008.12
TELEPHONE & INTERNET - Other	500.31	500.31
Total TELEPHONE & INTERNET	500.31	1,508.43

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

Profit & Loss

March 2022

	Mar 22	Jan - Mar 22
TRASH	0.00	116.92
WATER / SEWER	508.10	2,630.27
Total UTILITIES	1,008.41	5,624.41
Total Expense	73,674.57	211,185.43
Net Ordinary Income	27,099.49	31,939.23
Other Income/Expense		
Other Income	24.58	71.36
INTEREST INCOME		
Total Other Income	24.58	71.36
Other Expense		
Balancing Adjustments	0.00	0.00
Total Other Expense	0.00	0.00
Net Other Income	24.58	71.36
Net Income	27,124.07	32,010.59

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

MEETING DATE: May 17, 2022

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

South Padre Island Birding and Nature Center's Manager report including admissions, operations, marketing, and events for the month of April 2022

ITEM BACKGROUND

Cristin Enholm will give her activity report for April 2022

BUDGET/FINANCIAL SUMMARY

n/a

COMPREHENSIVE PLAN GOAL

n/a

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

Monthly Manager Report for SPI BNC APRIL 2022

Number of visitors to center: 7,493

Number of visitors in 2021: 9,219

GIFT SHOP SALES \$36,321.56

Advertising: Page sponsor on the sopadre.com web site.

Migration posts on Face book and Instagram.

Alligator Posts on Facebook and Instagram.

Parking:

Concert at Clayton's on Friday, April 8th \$ 745.00.

Conference Room Bookings: None

SPECIAL EVENTS:

Spring Migration Celebration April 23 & 24.

MAY 7th Free Admission Day/Celebration of 3 years becoming Alligator Sanctuary.

Met with Angie, event coordinator for the Muzican's Run in November- we will have a welcome event Friday; November 5th and I will be volunteering for actual event.

I drove the one of the Golf carts for the Migration Celebration Tour on Saturday, April 23. We had 12 guests come to the island just to come to the BNC and join the tour. Guests were from Wisconsin, New Mexico, Utah, Colorado, Indiana.

MAINTENANCE:

*Close mid- morning on 4/27 due to Laguna Madre Water district shutting off water to fix a leak.

A/C outside unit was making loud noises- reported it to Darla.

Diego received 1 Alligator rescue at a RV park in Brownsville on 4/21.

This alligator was deemed a nuisance since it wasn't scared of people. The staff informed us that guests were feeding the alligator. The alligator was under 5ft and was relocated to the BNC where he will live until he reached 6ft and then be transported to Beaumont.

REPORT SUBMITTED BY CRISTIN ENHOLM



Naturalist Javier Gonzalez Monthly Report April-May 2022

Field Trips:

Field trips have returned and much of the month of May is booked with field trips happening almost daily. We charge \$7 per person (includes students, teachers, and chaperones) for a guided school field trip.

School Field Trips

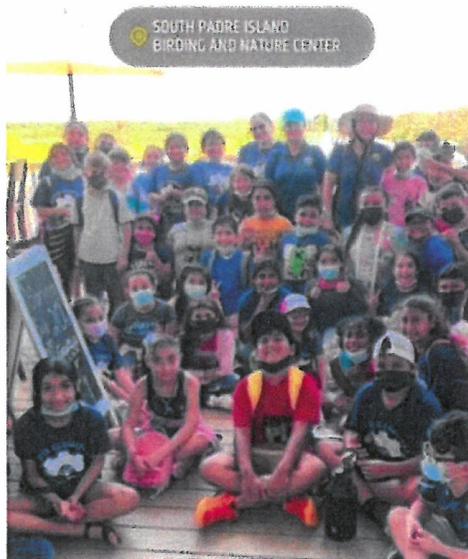
4/21 Harlingen South HS – 41 visitors

4/27 IDEA College Prep Donna & Mission – 35 visitors

4/30 Valley View HS, Hidalgo – 39 visitors

5/5 Travis Elementary, Harlingen – 50 visitors

5/10 World Scholars Senior Class – 120 students



4/23 – 4/24 Spring Migration Celebration

We have been having Earth Day events for the last 5 years, but this year we transitioned our usual Earth Day event into our first weekend-long Spring Migration Celebration. Spring migration is one of our biggest yearly occurrences as birders from all over the country and the world flock to the TX coast to experience the spectacle of spring migration through our area. During our “Spring Migration Celebration” we offered guided boardwalk tours, golf cart birding tours of the island that visited the local hotspots and a couple of private native habitat yards that the owners were gracious enough to welcome us, birding presentations, kids birding tour, kids’ habitat planting, and a native plant sale. We hope to continue this festival in the following years. Remy and I organized the tours and registration, advertisements, graphics, led the tours, organized the plant sale, and gathered volunteers. I was even featured on Channel 4 news advertising the event and talking about spring migration. This event generated ~\$1,000 from the tours and program admissions.



4/28 & 5/1 Great Texas Birding Classic

Every year we participate in the Great Texas Birding Classic hosted by Texas Parks and Wildlife. Like most years, we put together a birding team comprised of our usual volunteers. Thirteen volunteers birded from sunrise to about sunset from the back during our Big Sit! competition day on 4/28. The winds were in the birds favor the whole season and we only managed 89 species, which is a far cry from our usual Big Sit days where we tally more than 100 species. On May 1st I hosted and mentored a “Roughwings” kids team made up of Diego’s kids and a colleague’s two kids. We birded the whole morning around the north side of the island. I organize the dates, register the team, register volunteers, participate in, and upload our results to the TPWD database.



Spring Birding Tours:

We had birding tours scheduled almost daily from Tuesday-Sunday through the month of April. Registration continues to be done via our website and I advertise on social media, posters at the hotels, local hang outs, and The SPI Parade. I'm personally led Friday morning tours and a few Saturday tours. Tours will continue through May and the summer, but we likely will not be offering as many tours as bird diversity and guide availability diminish. Which is usually the case most summers.



Volunteer Coordinating Volunteers/Hours: 15 Active Volunteers

Birding Guides: (6) birding guides lead 6 two-hour long tours for a total of 12 volunteer hours a week.

12 volunteer hours a week from leading tours.

Greeters: (9) Greeter shifts x 4 volunteer hours = 36 volunteer hours a week.

Habitat: I have one volunteers helping with maintaining our gardens and grounds that comes twice a week about 3 hours each morning = 6hrs a week.

54 volunteer hours a week total

Upcoming:

The rest of the month of May is very busy with school field trips and by mid-month we plan to start advertising our Coastal Nature Camp sessions. We plan on hosting two sessions in June. Session 1: June 14th-17th Session 2: June 28th – July 1st

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

MEETING DATE: May 17, 2022

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Update on the Deep Water Marina Project (Gayle Hood)

ITEM BACKGROUND

Gayle will update the Board on the latest regarding the marina project

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 17, 2022

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Discussion regarding the timeline and process for the 2022-23 annual budget

ITEM BACKGROUND

The timeline and process for creating the annual budget for 2022-23 will be discussed. We need to hold a budget workshop at 10 am on either June 1st or June 2nd. All Board members please try to attend this important workshop.

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 17, 2022

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Executive Director's Activity report including economic indicators, status of projects, and upcoming events

ITEM BACKGROUND

Ms. Lapeyre will give her report for April 2022

BUDGET/FINANCIAL SUMMARY

n/a

COMPREHENSIVE PLAN GOAL

n/a

LEGAL REVIEW

Sent to Legal:

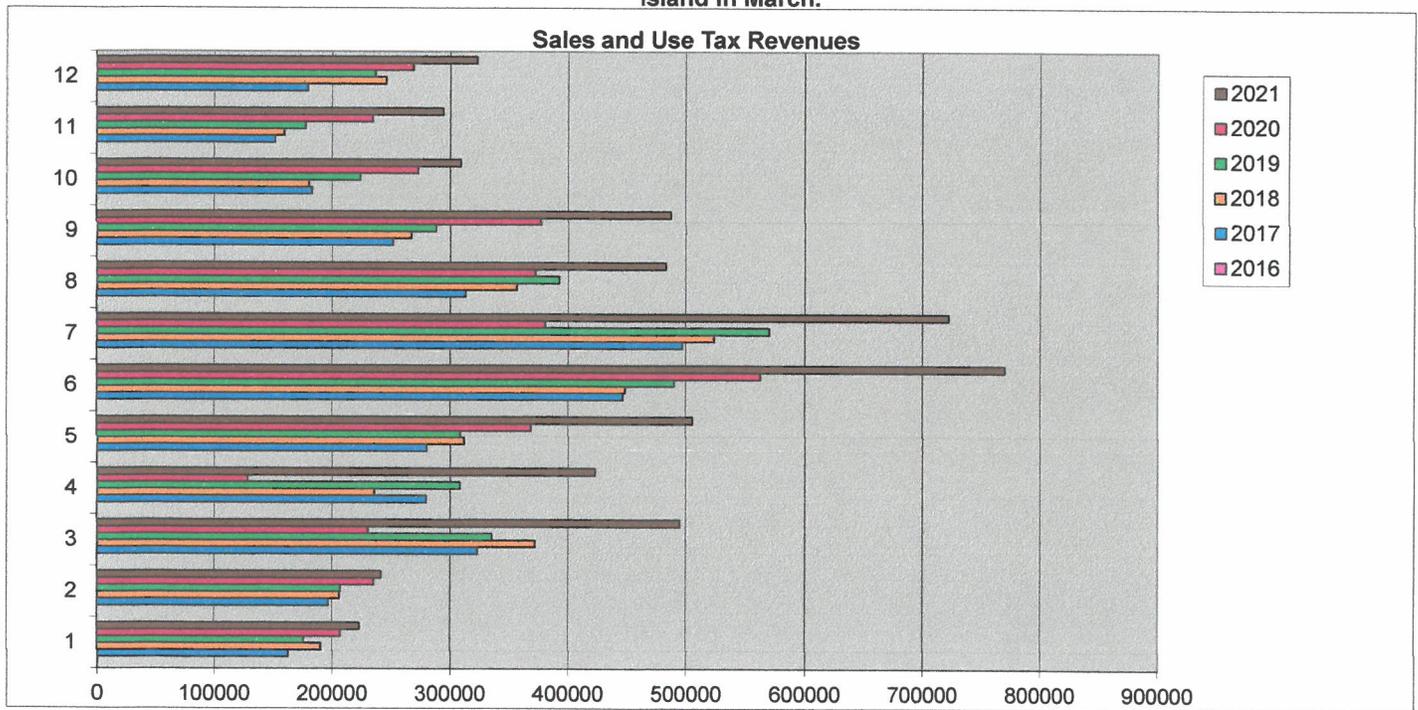
Approved by Legal:

RECOMMENDATIONS/COMMENTS:

South Padre Island Sales and Use Tax Revenues

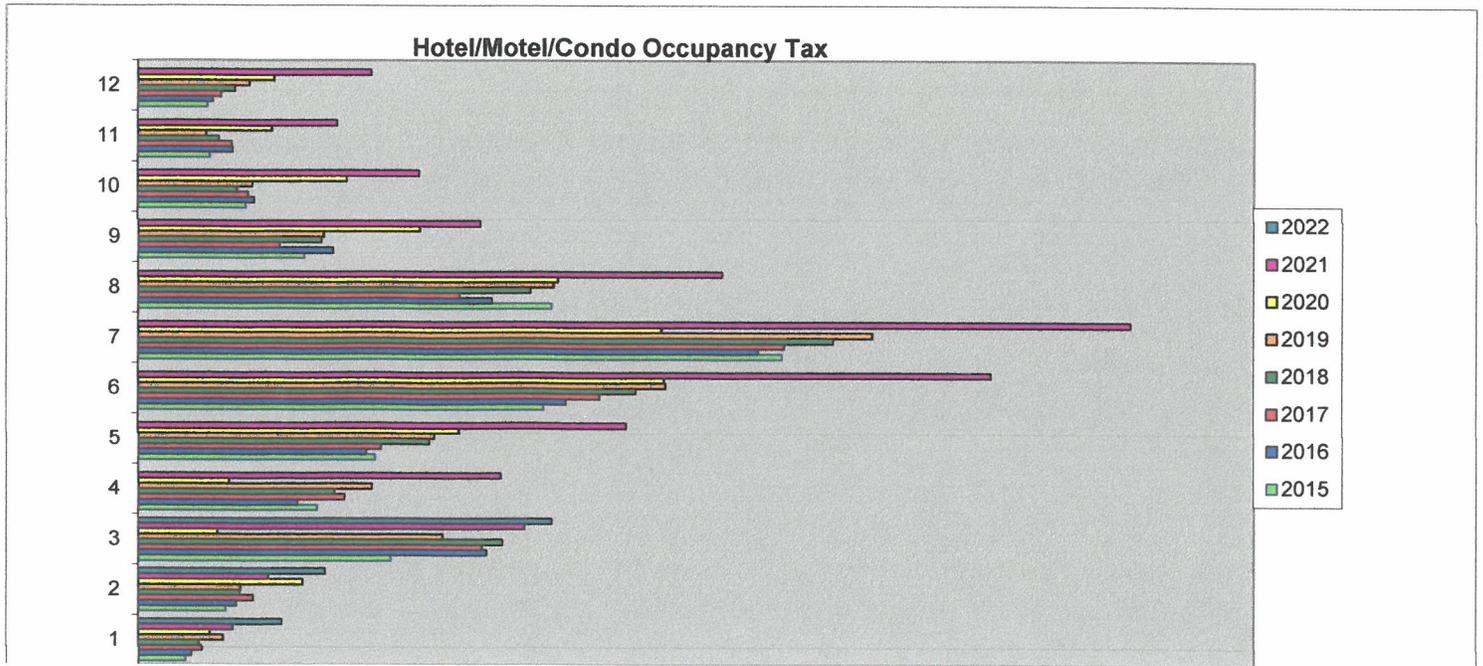
	2017	2018	2019	2020	2021	2022	%
January	\$ 162,359	\$ 190,422	\$ 175,596	\$ 207,167	\$ 223,339	\$ 258,734	15.85
February	196,705	206,130	207,214	235,373	241,316	275,043	13.98
March	323,169	372,025	335,634	230,459	494,628	482,644	(2.42)
April	279,898	235,839	308,112	127,981	422,700		
May	280,107	311,590	308,505	368,630	505,501		
June	446,128	448,195	490,070	562,527	769,966		
July	496,833	523,677	569,913	380,495	722,161		
August	313,046	356,980	392,292	372,290	482,858		
September	251,213	267,254	288,079	376,880	487,213		
October	182,611	180,060	224,079	273,111	308,907		
November	151,463	159,287	177,006	234,603	293,743		
December	178,991	245,571	236,658	268,826	322,798		
Total	\$ 3,262,523	\$ 3,497,030	\$ 3,713,158	\$ 3,638,342	\$ 5,275,130		

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									
	2015	2016	2017	2018	2019	2020	2021	2022	% change
January	\$ 130,054	\$ 144,395	\$ 171,097	\$ 164,700	\$ 228,657	\$ 193,535	\$ 253,495	\$ 384,867	51.82
February	234,729	262,332	307,996	272,536	274,976	443,097	347,493	502,309	44.55
March	680,389	936,915	925,001	978,343	819,446	212,961	1,039,175	1,111,723	6.98
April	482,346	428,171	554,854	527,203	630,240	244,163	974,684		
May	637,343	614,276	653,664	782,548	796,574	863,922	1,307,987		
June	1,090,245	1,149,624	1,236,747	1,333,234	1,414,224	1,410,875	2,287,286		
July	1,728,733	1,662,906	1,734,025	1,866,364	1,970,602	1,404,029	2,660,927		
August	1,111,051	951,521	865,453	1,054,553	1,117,813	1,129,404	1,566,423		
September	447,169	524,272	379,134	492,714	499,726	758,500	920,289		
October	288,878	311,226	295,670	265,913	306,918	562,291	756,214		
November	193,079	254,499	251,333	216,520	182,865	359,178	535,764		
December	185,416	199,886	221,956	259,784	299,065	364,421	628,607		
Total	\$7,209,432	\$7,440,023	\$7,596,930	\$8,214,412	\$8,541,106	\$7,946,376	\$13,278,344		

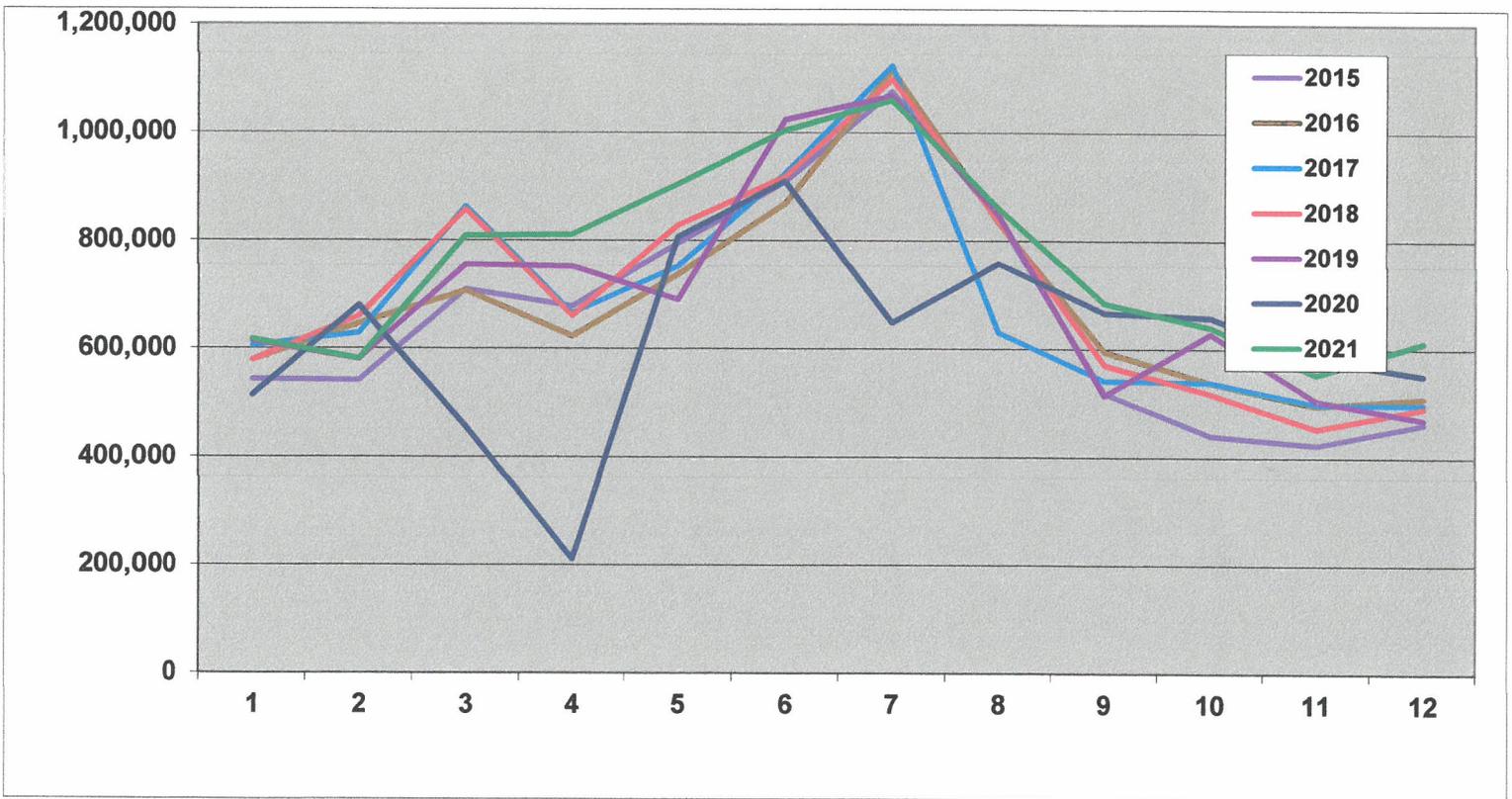
Occupancy tax is 17% as of January 2017. 10.5% is collected by the City of South Padre Island monthly, .5% by the County, and 6% by the state of Texas quarterly. Any hotel or condo visit longer than 30 days is tax exempt. Percentages of change March vs. April are partially the result of the month in 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.



Queen Isabella Causeway Crossings

	2015	2016	2017	2018	2019	2020	2021	2022
January	543,812	579,339	605,351	578,988	614,367	514,063	617,539	597,893
February	541,692	646,389	628,983	660,051	580,719	680,317	581,812	588,545
March	710,372	707,409	863,694	858,576	755,903	456,152	808,815	787,510
April	678,785	623,538	666,219	661,275	752,579	210,787	811,765	
May	795,443	737,676	753,130	828,753	691,235	806,936	905,155	
June	909,703	869,259	924,920	918,969	1,024,158	910,442	1,004,703	
July	1,076,391	1,115,932	1,123,915	1,099,082	1,068,463	648,481	1,060,425	
August	841,972	835,114	630,959	838,562	848,692	759,039	860,899	
September	518,886	595,754	542,362	570,947	514,226	667,364	685,207	
October	440,819	538,479	538,845	517,865	628,782	658,753	640,527	
November	423,711	496,333	499,602	454,232	506,068	582,093	553,821	
December	462,722	510,103	498,665	492,317	470,640	552,263	612,949	
Total	7,944,308	8,255,325	8,276,645	8,479,617	8,455,832	7,446,690	9,143,617	

Source: Texas Department of Transportation



South Padre Island Building Permit Valuations

	2017	2018	2019	2020	2021	2022	Commercial	Residential
January	\$ 1,800,672	\$ 2,646,580	\$1,499,429	\$2,286,952	\$ 972,584	\$ 7,597,967	\$ 6,584,777	\$ 1,013,190
February	5,039,127	863,730	999,507	171,380	3,081,587	1,342,970	631,529	711,441
March	292,310	1,466,569	965,340	1,338,156	1,164,683	2,185,455	330,150	1,855,305
April	683,307	688,098	1,609,909	1,775,173	1,982,107	8,208,998	4,973,338	3,235,660
May	1,478,355	1,156,579	1,129,901	610,223	1,207,576			
June	1,318,655	2,974,574	3,209,806	976,008	2,138,841			
July	40,748,569	750,081	881,066	312,048	1,641,160			
August	1,431,102	624,914	373,493	637,682	1,850,785			
September	392,210	1,593,682	1,997,460	1,082,946	2,849,396			
October	480,367	363,576	5,620,569	1,416,147	13,497,580			
November	638,848	1,360,146	643,019	848,113	3,538,913			
December	1,201,460	1,061,966	2,596,653	3,417,308	2,538,581			
Total	\$ 55,504,982	\$ 15,550,495	\$ 21,526,152	\$ 14,872,136	\$ 36,463,793			

PROJECTS: 0 -ZZZZZZZZZZ
 APPLIED DATES: 0/00/0000 THRU 99/99/9999
 ISSUED DATES: 4/01/2022 THRU 4/30/2022 USE SEGMENT DATES
 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
 STATUS: ALL

PROJECT SEGMENT	ISSUE DATE SEGMENT DT	NAME DESCRIPTION	LOCATION BUILDING CODE	CONTRACTOR SEG. CONT.	DESCRIPTION VALUATION	PROJ TYPE FEE
20220510 BLDR-NEW	4/01/2022 4/01/2022	RHODES, EUGENE & MARGEL NEW RESIDENTIAL BUILDING	5902 LAGUNA CIRCLE N 101 - SINGLE FAMILY	SHAMROCK SHAMROCK	NEW RESIDENTIAL BUILDING 1,233,587.00	BLDR-NEW 3,027.00
20220512 BLDR-REP	4/01/2022 4/01/2022	RYAN, WILLIAM RESIDENTIAL REPAIR	5611 LAGUNA CIRCLE S BLDR-REP - RESIDENTIAL REPA	RYAN RYAN	RESIDENTIAL REPAIR 50,000.00	BLDR-REP 350.00
20220513 ROOF-RES	4/01/2022 4/01/2022	MEDRANO, ADOLFO & CORINA RESIDENTIAL ROOF	5902 TROPICAL DR ROOF-RES - RESIDENTIAL ROOF	MEDRANO E MEDRANO E	RESIDENTIAL ROOF 11,500.00	ROOF-RES 80.50
20220515 BLDR-REP	4/04/2022 4/04/2022	PULIDO, DIANA & HECTOR RESIDENTIAL REPAIR	227 W MORNINGSIDE C104 BLDR-REP - RESIDENTIAL REPA	JOHN RAMOS JOHN RAMOS	RESIDENTIAL REPAIR 9,000.00	BLDR-REP 63.00
20220516 BLDR-REP	4/04/2022 4/04/2022	PULIDO, DIANA & HECTOR RESIDENTIAL REPAIR	227 W MORNINGSIDE D204 BLDR-REP - RESIDENTIAL REPA	JOHN RAMOS JOHN RAMOS	RESIDENTIAL REPAIR 9,000.00	BLDR-REP 63.00
20220519 BLDR-REP	4/04/2022 4/04/2022	MANZANO JR, SERGIO RESIDENTIAL REPAIR	103 E GEORGIA RUTH 2B BLDR-REP - RESIDENTIAL REPA	JOHN RAMOS JOHN RAMOS	RESIDENTIAL REPAIR 5,000.00	BLDR-REP 35.00
20220522 ROOF-RES	4/05/2022 4/05/2022	BRASS, LORI RESIDENTIAL ROOF	102 E VERNA JEAN 201 ROOF-RES - RESIDENTIAL ROOF	HDZ FRAN HDZ FRAN	RESIDENTIAL ROOF 7,500.00	ROOF-RES 52.50
20220526 BLDR-REM	4/05/2022 4/05/2022	JACOBSON, STEVEN & ROBBIN RESIDENTIAL REMODEL	115 CORONADO 107 BLDR-REM - RESIDENTIAL REMO	MOULEDOUS MOULEDOUS	RESIDENTIAL REMODEL 20,480.00	BLDR-REM 143.36
20220538 ROOF-RES	4/07/2022 4/07/2022	THE LANDINGS LLC RESIDENTIAL ROOF	105 E ARIES ROOF-RES - RESIDENTIAL ROOF	OWEN OWEN	RESIDENTIAL ROOF 9,550.00	ROOF-RES 66.85
20220539 BLDR-REP	4/07/2022 4/07/2022	DEMEDEIROS, SHARLA & JOE RESIDENTIAL REPAIR	2800 GULF BLVD 1007 BLDR-REP - RESIDENTIAL REPA	JOHN RAMOS JOHN RAMOS	RESIDENTIAL REPAIR 25,000.00	BLDR-REP 175.00
20220540 BLDR-REP	4/07/2022 4/07/2022	TOURANGEAU, WAYNE RESIDENTIAL REPAIR	112 E CORONADO 107 BLDR-REP - RESIDENTIAL REPA	JOHN RAMOS JOHN RAMOS	RESIDENTIAL REPAIR 10,000.00	BLDR-REP 70.00
20220541 BLDR-NEW	4/07/2022 4/07/2022	SHORES DEVELOPMENT INC NEW RESIDENTIAL BUILDING	8310 MAIN ST 101 - SINGLE FAMILY	WILLIS WILLIS	NEW RESIDENTIAL BUILDING 100.00	BLDR-NEW 1,200.00
20220544 BLDR-ADD	4/08/2022 4/08/2022	COSTER, ANNA RESIDENTIAL ADDITION	106 E CORRAL BLDR-ADD - RESIDENTIAL ADDI	5 STAR 5 STAR	RESIDENTIAL ADDITION 29,690.00	BLDR-ADD 207.83
20220551 BLDC-REM	4/11/2022 4/11/2022	LANDFALL TOWERS HOA COMMERCIAL REMODEL	6403 PADRE BLVD BLDC-REM - COMMERCIAL REMOD	GLOTEL INC GLOTEL INC	COMMERCIAL REMODEL 15,000.00	BLDC-REM 105.00
20220556 BLDR-ADD	4/11/2022 4/11/2022	DISMORE, BENJAMIN RESIDENTIAL ADDITION	164 KINGS COURT BLDR-ADD - RESIDENTIAL ADDI	MORRIS MORRIS	RESIDENTIAL ADDITION 40,000.00	BLDR-ADD 280.00
20220559 BLDR-REP	4/12/2022 4/12/2022	CAYROCK CORP RESIDENTIAL REPAIR	906 PADRE BLVD 203 BLDR-REP - RESIDENTIAL REPA	VILLEGAS VILLEGAS	RESIDENTIAL REPAIR 15,567.80	BLDR-REP 108.97

PROJECTS: 0 -ZZZZZZZZZZ
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20220564 ROOF-RES	4/12/2022 4/12/2022	KENNAMER, ALLISON RESIDENTIAL ROOF	212 W LANTANA ROOF-RES - RESIDENTIAL ROOF	ARIZPE ARIZPE	RESIDENTIAL ROOF 8,500.00	ROOF-RES 59.50
20220577 BLDC-ADD	4/14/2022 4/14/2022	CARRELL, WILLIAM & MICHE COMMERCIAL ADDITION	2213 PADRE BLVD BLDC-ADD - COMMERCIAL ADDIT	SKULLY'S SKULLY'S	COMMERCIAL ADDITION 15,000.00	BLDC-ADD 105.00
20220587 BLDC-REP	4/18/2022 4/18/2022	DOLPHIN COVE CONDOMINIUMS H COMMERCIAL REPAIR	201 W CONSTELLATION HOA BLDC-REP - COMMERCIAL REPAI	CHAVEZ CHAVEZ	COMMERCIAL REPAIR 9,000.00	BLDC-REP 63.00
20220589 BLDC-REP	4/19/2022 4/19/2022	BREAKERS PLAZA CONDOMINIUMS COMMERCIAL REPAIR	708 PADRE BLVD HOA BLDC-REP - COMMERCIAL REPAI	FUERTE FUERTE	COMMERCIAL REPAIR 295,000.00	BLDC-REP 2,065.00
20220596 BLDC-REM	4/20/2022 4/20/2022	VAR ISLA LLC COMMERCIAL REMODEL	410 PADRE BLVD 106 BLDC-REM - COMMERCIAL REMOD	ORIGO ORIGO	COMMERCIAL REMODEL 40,000.00	BLDC-REM 280.00
20220598 BLDC-REM	4/20/2022 4/20/2022	MAHOGOFF LLP COMMERCIAL REMODEL	103 E SATURN BLDC-REM - COMMERCIAL REMOD	ZUNIGA ZUNIGA	COMMERCIAL REMODEL 1,500.00	BLDC-REM 25.00
20220607 BLDC-REP	4/22/2022 4/22/2022	BUNTIN, BRANDY COMMERCIAL REPAIR	204 W PALM BLDC-REP - COMMERCIAL REPAI	BUNTIN BUNTIN	COMMERCIAL REPAIR 10,000.00	BLDC-REP 70.00
20220608 BLDR-REP	4/22/2022 4/22/2022	DIAMOND ROSE ENTERPRISE LLC RESIDENTIAL REPAIR	137 WHITE SANDS BLDR-REP - RESIDENTIAL REPA	CAMACHO CAMACHO	RESIDENTIAL REPAIR 6,000.00	BLDR-REP 42.00
20220609 BLDR-REP	4/22/2022 4/22/2022	DIAMOND ROSE ENTERPRISE LLC RESIDENTIAL REPAIR	137 WHITE SANDS BLDR-REP - RESIDENTIAL REPA	CAMACHO CAMACHO	RESIDENTIAL REPAIR 6,459.72	BLDR-REP 45.22
20220610 BLDR-NEW	4/22/2022 4/22/2022	200 WEST CORRAL LLC NEW RESIDENTIAL BUILDING	209A W RETAMA 101 - SINGLE FAMILY	WEISFELD WEISFELD	NEW RESIDENTIAL BUILDING 200,000.00	BLDR-NEW 1,701.00
20220611 BLDR-NEW	4/22/2022 4/22/2022	200 WEST CORRAL LLC NEW RESIDENTIAL BUILDING	209B W RETAMA 101 - SINGLE FAMILY	WEISFELD WEISFELD	NEW RESIDENTIAL BUILDING 200,000.00	BLDR-NEW 1,701.00
20220616 BLDR-REM	4/25/2022 4/25/2022	ORTIZ, RICK RESIDENTIAL REMODEL	6403 PADRE BLVD 71 BLDR-REM - RESIDENTIAL REMO	G ESPINOZA G ESPINOZA	RESIDENTIAL REMODEL 8,000.00	BLDR-REM 56.00
20220620 BLDR-ADD	4/26/2022 4/26/2022	200 WEST CORRAL LLC RESIDENTIAL ADDITION	1903 LAGUNA BLVD BLDR-ADD - RESIDENTIAL ADDI	WEISFELD WEISFELD	RESIDENTIAL ADDITION 10,000.00	BLDR-ADD 70.00
20220622 BLDR-REM	4/27/2022 4/27/2022	CASTRO, GRACIELA RESIDENTIAL REMODEL	404 PADRE BLVD 3203 BLDR-REM - RESIDENTIAL REMO	DIAMOND DIAMOND	RESIDENTIAL REMODEL 10,725.00	BLDR-REM 75.08
20220624 BLDR-REP	4/27/2022 4/27/2022	RAGSDALE, TASSY LEE RESIDENTIAL REPAIR	110B E ARIES BLDR-REP - RESIDENTIAL REPA	MATT MATT	RESIDENTIAL REPAIR 10,000.00	BLDR-REP 70.00
20220625 BLDC-ADD	4/28/2022 4/28/2022	SOUTHERN WAVE LLC COMMERCIAL ADDITION	103 E PIKE BLDC-ADD - COMMERCIAL ADDIT	ROCKING ROCKING	COMMERCIAL ADDITION 54,000.00	BLDC-ADD 378.00

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20220628 BLDC-NEW	4/28/2022 4/28/2022	CAMERON COUNTY NEW COMMERCIAL BUILDING	33248 STATE PARK RD 100 BLDC-NEW - NEW COMMERCIAL B	NOBLE NOBLE	NEW COMMERCIAL BUILDING 4,489,938.00	BLDC-NEW 0.00
20220629 BLDC-ADD	4/29/2022 4/29/2022	EDGEWATER CONDOMINIUMS HOA COMMERCIAL ADDITION	2216 GULF BLVD HOA BLDC-ADD - COMMERCIAL ADDIT	H2O H2O	COMMERCIAL ADDITION 43,900.00	BLDC-ADD 307.30
20220634 BLDR-NEW	4/29/2022 4/29/2022	NEUHAUS, LANCE & MELISSA NEW RESIDENTIAL BUILDING	226 SHORE DR 101 - SINGLE FAMILY	KELLER KELLER	NEW RESIDENTIAL BUILDING 1,300,000.00	BLDR-NEW 4,449.75
*** TOTALS ***		NUMBER OF PROJECTS:	35	VALUATION:	8,208,997.52	FEEES: 17,590.86