

CITY OF INGLESIDE DEVELOPMENT CORPORATION (4B)
BOARD OF DIRECTORS
MINUTES
REGULAR MEETING
APRIL 15, 2015

1. Call To Order.

The meeting was called to order at 6:21 p.m. with President Steve Diehl, presiding. Directors present: Steve Diehl, Cynthia Wilson, Ben Tucker, and Roman Gabriel. Directors absent: Paul Pierce. City of Ingleside staff present: City Manager Jim Gray, City Secretary Kimberly Sampson, Dave Clark Web Technician, and Administrative Assistant Eric Koenig. J.J. Johnston of Econogine LLC was present. There were no guests.

2. Comments from the Public.

There were no comments from the public.

3. Review and approval of meeting minutes of November 05, 2014.

Director Tucker made a motion for the minutes of November 05, 2014 to be approved which was seconded by Director Roman. The minutes were unanimously approved by all Directors present and voting.

4. Report by City Manager Jim Gray on the status and funds expended on the City of Ingleside Welcome sign project.

City Manager Jim Gray starts off report explaining what has been spent year-to-date. So far \$2310.90 was spent on survey, design and preliminary engineering and \$6270.58 was estimated to install a 2 inch line for water out to the site. City crews will install the line so the \$6270 dollar figure is associated with costs other than labor. The city is working on getting the permit request to the state and as soon as that is approved and the water line installed then City will go out for bids on the completion of the sign and a more accurate figure will be available as to the total cost for the sign. Engineers are working on the bid package now and the property is already cleared but another 30 feet may be cleared to accommodate utilities. President Diehl request Mr. Gray to add more detail to the agreement with Oxy for the use of the land. Mr. Gray explains that the City has a written agreement with Oxy on the land and has been given a surface easement for an indefinite period of time. Mr. Gray adds further detail to the timeline involved in the construction explaining the process of creating the engineering request through Naismith and sending a permit request to TXDoT which could take 2 – 4 months to approve. President Diehl requested further detail on the start date and Mr. Gray explained construction could possibly begin within 90 days. President Diehl asked that all expenditures come from IDC funds first before City funds are spent. The City of Ingleside City Council has approved \$35,000 to help with the sign and the IDC has \$14,000 currently available and another \$14,000 on October 1, 2015. Coordination with AEP will be made and power for the sign will be provided through a transformer installed on a pole next to the sign.

5. Presentation by Kimberly Sampson and Dave Clark on the City's new web presence in regards to information on Economic development and opportunity within and for the City of Ingleside.

City Secretary Kimberly Sampson starts presentation on the prospecter.com site and begins by explaining all the expenses involved and introduces Dave Clark, the City's web technician. Ms. Sampson spoke about the \$8,000 paid to GIS Planning for the Ingleside

prospector.com web portal. An introduction to the prospector.com web site was given with a walk through and an explanation of the capabilities that the site provides. The site has already been used to help provide data for economic development packets and presentations. The expense of the Ensemble Group for designing and hosting the Ingleside City web site to date is \$2583 (from IDC funds). The total cost for the service was \$15,500 which is split with the City of Ingleside. To date only one invoice has been billed for payment. Total web presence expenditures from IDC funds are \$10,583. Ms. Sampson further explains the new features of the future City web site provided by the Ensemble Group. President Diehl asked about the possibility of using Twitter to help push information out to the public. Ms. Sampson explains a possible future strategy for the implementation of using Twitter. President Diehl spoke about tracking statistics and following how many people are accessing the various areas of our City web presence.

6. Presentation by J.J. Johnston of Econogine, LLC updating the IDC directors on accomplishments and goals to date.

President Diehl initiated the topic and explained his desire to uncover information and asked if there are any confidentiality issues that should be addressed in an executive session. He further asked J.J. Johnston to clarify his position with the San Patricio Economic Development Corporation. Mr. Johnston explained what he has been doing since beginning his contract with the City in January. He explained how he has been on the SPEDC for 3 years and has a confidentiality agreement which he is bound to, but aside from that he explains how detrimental it would be to him to not honor those agreements. As an economic developer, it is his job to manage the relationships between the various entities he represents. Mr. Johnston further explained his philosophy and business model on how to market Ingleside to a wide community of prospective developers. Mr. Johnston spoke on the following topics how his company has worked for the City of Ingleside since January:

- TEDC statewide newsletter
- CCREDC Executive staff
- IEDC Leadership Summit
- USDOC Commercial Services – San Antonio
- FTA/San Antonio
- SPCEDC Executive Committee and staff briefings
- Multiple meetings with developers located in Austin and San Antonio
- TEDC via the BEDC/TEEX/Texas A&M University
- Presentation to the Leadership Corpus Christi graduates
- Port Corpus Christi senior staff Ingleside briefing
- Represented the City of Ingleside during the San Pat county day at the Capitol
- Delivered Ingleside project updates to eight legislators and ED agencies
- Organized and facilitated Ingleside property tours
- Participated in several meetings with developers at City Hall

Mr. Johnston spoke about his attendance at the Houston OTC conference and how he will be able represent Ingleside there. President Diehl speaks about his concern on creating a city master plan. He wants a constant theme for Mr. Johnston to be able to portray to any and all developers who may be interested in building in Ingleside. Director Gabriel asked about why we don't look to Central America for possible opportunities to work with developers. Mr. Gray answers that while we are looking into China we are not limiting any other possible options with any company or country. Mr. Gray mentioned 2 meetings with South American representatives he attended in Corpus Christi and San Antonio.

7. Executive Director's Report:

a. Financial Reports for QE December 31, 2014.

Finance Director Rosie Vela provided Financial Reports but was not in attendance for the meeting. It was summarized the corporation was on budget to continue operations.

b. Financial Reports for QE March 31, 2015.

8. Discussion and possible action regarding IDC members attending the Texas Economic Development Council (TEDC) mid-year Conference in June 3-5, 2015 in Galveston, Texas.

Mr. Gray commented that the better choice to spend funds on attending a conference would be the end of year TEDC conference. The annual conference has more educational opportunities and is available for attendance in October. There will be no further action on this item.

9. A discussion of the financial status of the 4B Corporation and possible use of funds on future projects.

Mr. Gray confirmed that the bonds were not callable and repayment of the bonds was not possible. President Diehl asked if the IDC can help with the infrastructure on a business park. Mr. Gray said he would discuss possible options with the help of Mr. Johnston.


10. Recommendations as to items to be placed on the next agenda.

Director Gabriel discussed inviting an economic symposium to Ingleside. Mr. Gray said he would look into what that would take.

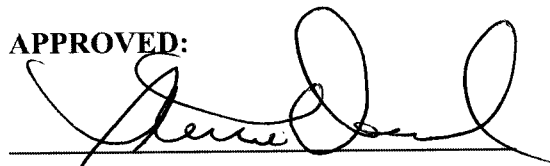
11. Adjourn

There being no further business, the meeting was adjourned at 8:18 p.m.

ATTEST:


Cindy Wilson, Secretary

APPROVED:


Steve Diehl, President