CITY OF INGLESIDE DEVELOPMENT CORPORATION (IDC)
BOARD OF DIRECTORS
REGULAR MEETING
SEPTEMBER 17, 2024, 6:00 P.M.
MEETING MINUTES

1. Call to Order: *President Cindy Wilson called the meeting to order at 6:00 P.M. and established a quorum.*

   Board Members Present: *Cindy Wilson, Alana Seaman, Towanda Martin, David Pruitt, Amy Polasek. Paul Baen arrived at 6:16 P.M.*

   Board Members Absent: *Amanda Torres*

   Staff Present: *Jodi Carr, Shawn Haggard*

   Guests Present: *Teresa Flores, Dr. Carol Watt*

   Action Items:

2. Citizen Comments: *None*

3. Discussion and action regarding BIG Grant Application from Elite Coastal Properties: *Executive Director Carr introduced Dr. Carol Watt explaining she was seeking a BIG grant for her property on Main Street. Dr. Watt presented drawings and bids to do an entire front makeover of the property with bids totaling $31,693.00. The sidewalk along the front is located in the Hwy 361 Texas Department of Transportation right of way. She will make some small trip hazard repairs, but anything more will have to wait for TxDOT. The sidewalk and parking lot on the side of the building belong to the City of Ingleside. Board Member Alana Seaman verified it belonged to the city because she had previously asked City Manager Brenton Lewis about the city striping the parking lot for Chamber and citizen use. He said it didn't belong to the city. Dr. Watt hopes to have the makeover completed by Thanksgiving. Towanda Martin moved to approve the BIG Grant request up to maximum payout of $10,000. Amy Polasek seconded, and the motion carried unanimously. (Paul Baen arrived at 6:16 P.M. during this item.)*

4. Discussion and action regarding Promotional Reserve Policy: *Ms. Carr sent the policy to the City as directed by the Board. Finance Director Vela gave her the total to put in for September 2024. Fund 24 was created for the promotional reserve. Mr. Baen wanted to note the purpose of Fund 24 is to isolate. The 2023 Comprehensive Annual Financial Report (audit) does not itemize this amount in the report. The record needs to reflect that as of the*

audit it still has the amounts combined. Paul Baen moved to approve the Promotional Reserve Policy as written. Alana Seaman seconded, and the motion carried unanimously.

5. Discussion and action regarding Approval of Regular Meeting Minutes dated 7-16-24: *Board Member David Pruitt said the minutes reflected that he and Councilman John Salinas were invited to the last meeting. He said he never received a phone call, text, or an email. Otherwise, he would have come to the meeting. President Wilson sent it to his council email address. Mr. Pruitt prefers to use his personal email address. Board Member Baen had corrections to the minutes: Item 6, the "financials be approved" should be changed to "accepted."; Item 8, Retail Coach should be "identified and retained"; and "Baen said the communication with the financial advisor is just to see where we stand." Paul Baen moved to accept the minutes as amended. Amy Polasek seconded, and the motion passed with board member David Pruitt abstaining. (Board member David Pruitt left at 6:29)*

6. Discussion and action regarding Board Forms: *Executive Director Carr explained the City Secretary sent the forms to be completed. It has been normal IDC protocol to keep personal Board information confidential, however the city requested new forms.*

7. Discussion and action regarding Contract with City of Ingleside: *Mr. Baen stated based on the recent activities at the city council budget meetings concerning the City Manager's changes to the level of support, it draws to question how the city will fulfill its contractual obligations to the IDC. Typically, he would ask for a legal review. The issue with that is legal for the city is the same legal for IDC. President Wilson if we could retain our own counsel. Mr. Baen said that would be the solution to the situation. Mr. Baen requested a special meeting prior to the budget. Ms. Carr explained the IDC budget has already been approved by Council and there would need to be an amendment. President Wilson said she received an email from the CM today that reads as you know the council has retained new attorneys and they do not agree with the way the contract is written. Mrs. Wilson asked what he is looking for because he is the one that created the contract. The current city attorney is Frank Garza. The city attorney that created this contract was Michael Morris. Mr. Baen suggested we hire Michael Morris. Cindy Wilson motioned to postpone. Towanda Martin seconded, and the motion carried unanimously.*

8. Discussion and action regarding IDC Meetings: *Executive Director Carr informed the board it had been mentioned at a council meeting that council would like to see if the IDC would record their meetings. Ms. Carr provided a sample of other economic development corporations detailing if they record their meetings. Of the sample, 24 out of 25 economic development corporations do not record. City Manager Lewis previously said we are not doing anything wrong by not recording; that we are in full compliance with the law. Towanda Martin made the motion to not record the IDC meetings. Amy Polasek seconded. The motion passed with Paul Baen abstaining.*

Other Updates:

9. Other Business/ Comments from Board: *To allow Board Members time to attend the Special City Council Meeting, no other business was discussed.*

10. Adjourn: *President Cindy Wilson adjourned the meeting at 6:40 P.M.*

Minutes respectfully submitted by Shawn Haggard.

ATTEST:

Alana Seaman, Secretary

APPROVED:

Cindy Wilson, President