



CITY OF INGLESIDE DEVELOPMENT CORPORATION (4B)
BOARD OF DIRECTORS
REGULAR MEETING
SEPTEMBER 21, 2021, 6:00 P.M.
MINUTES

1. Call to Order: *Meeting was called to order by President Teresa Flores at 6:00 PM and a quorum was established.*

Board Members Present: *Teresa Flores, Alana Seaman, Larry Adams, Cindy Wilson and Towanda Martin. Scott Shaler arrived at 6:16 PM.*

Board Members Absent: *Rene Contreras.*

Staff Present: *Jodi Carr and Kaylee Morales.*

Guests: *Councilman Ben Tucker and Mary Shaler.*

2. Citizen Comments: *None.*

Presentation:

3. Presentation and discussion with Retail Coach: *Caroline Harrelson gave a presentation via Zoom on what Retail Coach does for the Ingleside Development Corporation. Retail Coach started with locating available sites and pulling pertinent data. Caroline presented a statistic and analytic sheet, potential retailers, and a brief overview on the Retail Live event Jodi Carr attended. Retail Coach will be following up with leads and outreach from the event. President Teresa Flores asked what the time frame was for the numbers given in the presentation. Caroline let the board know the numbers were annual.*

Action Items:

4. Consideration and discussion regarding staffing: *President Teresa Flores asked Jodi Carr how her new duties as Assistant City Manager may affect Economic Development. Jodi Carr assured the Board she would still be very active with Economic Development and her new position would not affect ED. Jodi introduced Kaylee Morales. Kaylee will be assisting with Economic Development. The board had no further questions.*
5. Consideration, discussion, and action regarding economic development opportunities and projects: *President Teresa Flores gave a brief overview of the Funding Request application. Jodi Carr proposed the City of Ingleside should not need to fill out the same long form as the business application if there should be a funding request. Board Member Scott Shaler proposed although the City may not fill out the application he would prefer something in writing so the funding request is transparent. Board Member Larry Adams agreed with Scott and requested a short form application. Board Members Towanda Martin, Alana Seaman and Cindy Wilson agreed. Board Members agreed on forming a committee to work on the*

grant application. Jodi Carr will be attending a training shortly where more information about grants will be available. The board decided to table the grant committee until the next meeting after Jodi's training. Guest Mary Shaler asked if the Board would consider moving forward with making the City short form application. The board decided to wait and launch the governmental short form along with the rest of the grant funding request applications.

6. Consideration, discussion, and action regarding parking lot on W. Main: Board Member Cindy Wilson is concerned that the City will not maintain the parking lot as they currently do not grade or maintain the property as is. Board Member Scott Shaler made the motion to approve section 4 of the parking lot contingent on City Council approving section 1-3. Towanda Martin seconded the motion. Scott Shaler then amended his motion. Scott Shaler moved to approve section 4 of the parking lot contingent on City Council approving up to section 3 and the IDC board will approve funding up to \$438,000. Board Member Towanda Martin seconded the amended motion. President Teresa Flores called for the vote; the motion passed unanimously.
7. Consideration and discussion concerning recent Board Training: Jodi Carr thanked the Board for attending the virtual training and asked if there were any comments or questions. Board Member Larry Adams enjoyed the materials and feels that the training was very helpful.
8. Consideration and discussion concerning progress on Faith Park renovations: Jodi Carr presented the Faith Park Project Overview with anticipated completion dates. The Board will be updated as the project progresses.
9. Consideration and discussion concerning new Book Box at N.O. Simmons Park: The board is happy with the book box but is concerned as it is not easily visible under the concession-stand pavilion. Jodi Carr proposed moving the book box near the playground and utilizing the horseshoe pad for a covered area with benches. Board Member Scott Shaler proposed possibly moving the book box to the splash-pad pavilion. Jodi Carr will find out if the move is possible.
10. Consideration, discussion, and action regarding purchasing a table at the Chamber of Commerce Banquet: Jodi Carr requested the Board purchase a table at the upcoming Chamber of Commerce Banquet. Board Member Towanda Martin motioned to approve. Board Member Scott Shaler seconded; the motion passed unanimously.

Consent Agenda Items: (All of the following items are considered to be self-explanatory by the IDC Board and will be enacted with one motion; there will be no separate discussion of these items unless an IDC Board Member request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.)

11. Consideration and review of tax receipts
12. Consideration, review, and action regarding approval of Regular Meeting Minutes from 7/20/21, and Special Called Meeting Minutes from 8/2/21

Scott Shaler moved to approve Consent Agenda Items: tax receipts, and approval of Regular Meeting Minutes from 7/20/21 and Special Called Meeting Minutes from 8/2/21. Cindy Wilson seconded the motion, and the vote passed unanimously.

Other Updates:

13. San Patricio EDC Banquet: 11/3/21 @ 5:30, Portland Community Center: *The Board was reminded of the upcoming San Patricio EDC Banquet.*
14. Other Business: *None.*
15. Adjourn: *President Teresa Flores adjourned the meeting at 7:46 PM.*

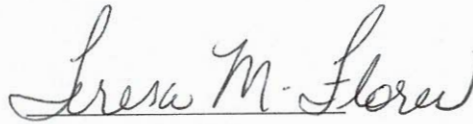
Minutes respectfully submitted by Kaylee Morales.

ATTEST:

APPROVED:



Scott Shaler, Secretary



Teresa Flores, President