



**CITY OF INGLESIDE DEVELOPMENT CORPORATION (4B)**  
**BOARD OF DIRECTORS**  
**REGULAR MEETING**  
**APRIL 19, 2022 6:00 P.M.**  
**MINUTES**

1. Call to Order: *President Teresa Flores called the meeting to order at 6:00 PM and a quorum was established.*  
Board Members Present: *Teresa Flores, Alana Seaman, Cindy Wilson, Scott Shaler, Larry Adams*  
Board Members Absent: *Towanda Martin*  
Guests Present: *Belinda Lamas, Steve Edlin*  
Staff Present: *Jodi Carr*
2. Citizen Comments: *None*

**Action Items:**

- \*President Flores moved Agenda Item #4 before #3 while waiting on Ms. Lamas to arrive.*
3. Consideration, discussion, and action regarding positions on Board of Directors for terms ending May 30, 2022: *Ms. Belinda Lamas addressed the Board and told why she would like to serve on the IDC. Dr. Steve Edlin addressed the Board and told why he would like to serve on the IDC. Board Member Alana Seaman moved to nominate Dr. Steve Edlin for the Board vacancy for a two-year term beginning in May. Board Member Cindy Wilson seconded the motion. President Flores called for the vote. The motion failed 2-3 with Cindy Wilson and Alana Seaman voting 'aye' and Scott Shaler, Larry Adams, and Teresa Flores voting 'nay'. Board Member Scott Shaler moved to nominate Belinda Lamas to the Board for a two-year term May 2022 through May 2024. The motion passed 3-2 with Teresa Flores, Larry Adams, and Scott Shaler voting 'aye' and Alana Seaman and Cindy Wilson voting 'nay'. Scott Shaler moved to nominate Teresa Flores, Towanda Martin, and Larry Adams to serve a two year term May 2022-2024. Alana Seaman seconded and the motion passed unanimously.*
  4. Consideration, discussion, and action regarding the proposed Business Improvement Grant Program: *The committee worked to create the Business Improvement Grant (BIG). President Flores led the discussion of suggested edits. Add a question to the application, whether they have applied for or received a grant in the past with the date. This should also be added to the Façade Grant. Attachment A should add Approved or Denied by IDC Board*

*in that row. Remove 'paint' from ineligible projects. Include slab with existing structure. The program will stay at \$10,000 for the first year and will be re-evaluated. This program will go to City Council for their approval and the process required for a project. Afterwards, the program can be rolled out and will request a budget amendment if the timing is before our next budget. Scott Shaler moved to approve the Business Improvement Grant with corrections, and Larry Adams seconded. Motion passed unanimously.*

*\*President Flores resumed the sequential order of the Agenda at this point.*

5. Consideration, discussion, and action regarding updating the Façade Improvement Grant Program: *The committee decided to edit the Façade Improvement Grant (Façade) to make the two grants similar in scope and to have the same approval date. Suggested edits were redlined. Board Member Larry Adams requested the same language as in the BIG about the examples of eligible and ineligible projects is not an exhaustive list. Board Member Cindy Wilson asked the date of the latest revision. Board Member Scott Shaler asked if the Board wanted to allow the applicant to start the project before approval. The consensus of the Board was no, keep the same rule of not starting before receiving the Notice to Proceed, and to remove the comment about discretion of starting early. President Flores asked to add Approved or Denied on Attachment A as on the BIG. Larry Adams moved to approve the Façade Improvement Grant with changes, Scott Shaler seconded and the motion passed unanimously.*
6. Consideration, discussion, and action regarding the new Project Request Form from the City: *The committee created a one-page request form for the City to request IDC to take on a project. President Flores recommended changing the requirement for multiple quotes. The Board decided to use "Quote(s) must be attached to this request." Scott Shaler made the motion to approve with the edit as discussed. Larry Adams seconded and the motion carried 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 requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.)*

7. Consideration and review of tax receipts
8. Consideration, review, and action regarding approval of Regular Meeting Minutes from 3/15/22

*Cindy Wilson moved to accept Consent Agenda Items 7 & 8 as presented. Larry Adams seconded and the motion carried unanimously.*

**Presentations:**

9. Discussion and review of Faith Park: *Jodi Carr provided the current project list at Faith Park with anticipated completion dates.*

10. Discussion and review of the Parking Lot on W. Main: *Jodi Carr informed the Board the City Council has not formally requested the IDC fund a portion of the parking lot. The City is in the process of getting a different design. There is no other information at this time.*

**Other Updates:**

11. Website Analytics: *our webpage administrator provided quarterly analytics.*

12. Retail Update: *Jodi Carr provided a listing of the contacts she made at ICSC Red River. She also provided an overview of new businesses in Ingleside.*

13. Book Box @ N.O. Simmons Park: *Belinda Casanova provided an update that the books are moving steadily and Community Events continues to fill the box on a weekly basis. President Flores asked if the box is on our website. Jodi Carr will ask Community Events to put an advertisement on their Facebook Page.*

14. Other Business: *Jodi Carr told the Board that she was scheduled to speak at an upcoming TEDC meeting about leading economic development organizations. Ingleside is the only small city on the panel.*


*There will be no meeting in May unless there is a need for a Special Meeting.*

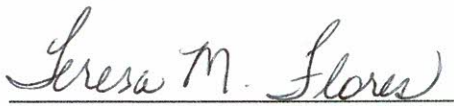
15. Adjourn: *President Flores adjourned the meeting at 7:55 PM.*

*Minutes respectfully submitted by Jodi Carr.*

ATTEST:

APPROVED:

  
Larry Adams, Secretary

  
Teresa Flores, President