NOTICE OF REGULAR MEETING
CITY OF SOUTH PADRE ISLAND
CITY COUNCIL MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A REGULAR MEETING ON:

WEDNESDAY, DECEMBER 19, 2018

5:30 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1. Call to order

2. Pledge of Allegiance

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. Presentations and Proclamations:

   a. Presentation: December Bird of the Month
   b. Presentation: International Association of Chiefs of Police Certificate of Recognition to the South Padre Island Police Department for Leadership in Homeland Security
   c. Presentation: Recognition of Christmas Parade Committee Members

5. Approve Consent Agenda:

   a. Approve minutes of December 5, 2018 City Council meeting. (S. Hill)
   b. Approve invoices for payment. (Gimenez)
   c. Approve a budget amendment to accept and allocate grant funds for training in the amount of $750. (Fowler)
   d. Approve a budget amendment in the amount of $45,000 for professional fees associated with the executive search of a CVB Director. (Guthrie)
   e. Approve second and final reading of Ordinance No. 18-27 amending the 2018-2019 operating budget to incorporate prior budget amendments/modifications for the month of November 2018. (Gimenez)

6. Discussion and possible action to approve the Economic Development Corporation (EDC) proceeding with the development of an Arts Business Incubator. (Lapeyre)

7. Discussion and possible action to approve an Economic Development Corporation (EDC) expenditure to hire ConsultEcon to prepare a Business Plan for a South Padre Island Nature Attraction on the EDC's property in front of the Birding & Nature Center. (Lapeyre)

8. Discussion and action to approve the License Agreement with South Padre Island Redevelopment Company to temporarily close a 7,500 square foot portion of Ling Street to accommodate the installation and operation of their proposed Ferris Wheel project. (Cross)

9. PUBLIC HEARING: to discuss a specific use permit to allow for the operation of an "outdoor amusement amenity" (Ferris Wheel) within a closed 7,500 square foot portion of West Ling Street. (Cross)

10. Discussion and action to approve a specific use permit to allow for the operation of an "outdoor amusement amenity" (Ferris Wheel) within a closed 7,500 square foot portion of West Ling Street. (Cross)

11. Discussion and possible action to approve Resolution No. 2018-35 creating a Special Events Committee for the purpose of providing recommendations to the Convention and Visitors Advisory Board on special events that will promote tourism to South Padre Island. (Ricco)

12. Discussion and possible action regarding Venue Tax Projects and Convention Centre meeting space expansion. (Ricco)

13. Discussion and possible action regarding maintenance and construction on utility easements. (Dalton)

14. Discussion and possible action on proposed changes to the Sidewalk Landscaping project and funding needs to implement. (Sanchez)

15. Discussion and possible action to approve a contract between the Fire Department and Tango Tango that will enable improved monitoring and communication of the SPI Fire Channel No. 1. (Fowler)

16. Discussion and action related to Resolution No. 2018-36 expressing the need to expand the scope of study and plan expressed in the U.S. Army Corps of Engineers Coastal Texas Protection and Restoration Feasibility Study. (B. Hill)

17. Adjourn.

WE RESERVE THE RIGHT TO GO INTO EXECUTIVE SESSION REGARDING ANY OF THE ITEMS POSTED ON THIS AGENDA, PURSUANT TO SECTIONS 551.071, CONSULTATION WITH ATTORNEY; 551.072, DELIBERATIONS ABOUT REAL PROPERTY; 551.073, DELIBERATIONS ABOUT GIFTS & DONATIONS; 551.074, PERSONNEL MATTERS; 551.076, DELIBERATIONS ABOUT SECURITY DEVICES; AND/OR 551.087, DISCUSS (1) COMMERCIAL OR FINANCIAL INFORMATION RECEIVED FROM A BUSINESS PROSPECT WITH WHICH THE CITY IS CONDUCTING NEGOTIATIONS, OR (2) FINANCIAL OR OTHER INCENTIVES TO THE BUSINESS PROJECT.

DATED THIS THE 14TH DAY OF DECEMBER 2018

Susan M. Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE GOVERNING BODY 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 **DECEMBER 14, 2018**, AT/OR BEFORE 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Susan M. Hill, City Secretary

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, DAVID TRAVIS; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-8103.

Item No. 5

CITY COUNCIL MEETING
CITY OF SOUTH PADRE ISLAND
CONSENT AGENDA

MEETING DATE: December 19, 2018

ITEM DESCRIPTION

NOTE: All matters listed under Consent Agenda are considered routine by the City Council of the City of South Padre Island and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.

Items to be considered are:

a. Approve minutes of December 5, 2018 City Council meeting. (S. Hill)
b. Approve invoices for payment. (Gimenez)
c. Approve a budget amendment to accept and allocate grant funds for training in the amount of $750. (Fowler)
d. Approve a budget amendment in the amount of $45,000 for professional fees associated with the executive search of a CVB Director. (Guthrie)
e. Approve second and final reading of Ordinance No. 18-27 amending the 2018-2019 operating budget to incorporate prior budget amendments/modifications for the month of November 2018. (Gimenez)

RECOMMENDATIONS/COMMENTS

Approve Consent Agenda

Item No. 5a

CITY OF SOUTH PADRE ISLAND
CITY COUNCIL MEETING
AGENDA REQUEST FORM

MEETING DATE: December 19, 2018

NAME & TITLE: Susan Hill, City Secretary

DEPARTMENT: City Manager's Office

ITEM

Approve the minutes of December 5, 2018 regular meeting.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:	YES: _____	NO: ____X____
Approved by Legal:	YES: _____	NO: ____X____

Comments:

RECOMMENDATIONS/COMMENTS

Approve minutes.

MINUTES
CITY OF SOUTH PADRE ISLAND
CITY COUNCIL REGULAR MEETING

WEDNESDAY, DECEMBER 5, 2018

I. INSTALLATION AND ADMINISTRATION OF OATHS TO NEWLY ELECTED OFFICIALS:

a. **NEWLY ELECTED COUNCIL MEMBER – PLACE 2, KERRY SCHWARTZ**
b. **NEWLY ELECTED COUNCIL MEMBER – PLACE 3, JOE RICCO**
c. **NEWLY ELECTED COUNCIL MEMBER – PLACE 5, EVA-JEAN DALTON**

II. CALL TO ORDER

The City Council Members of the City of South Padre Island, Texas held a Regular Meeting on Wednesday, December 5, 2018 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Mayor Stahl called the meeting to order at 5:30 p.m. A quorum was present: Mayor Dennis Stahl, Council Members Ken Medders, Jr., Kerry Schwartz, Joe Ricco and Eva-Jean Dalton. Council Member Alita Bagley was out with an excused absence.

City staff members present were City Manager Susan Guthrie, Assistant City Manager Darla Jones, Police Chief Randy Smith, Chief Financial Officer Rodrigo Gimenez, Public Works Director Alex Sanchez, Fire Chief Doug Fowler, Environmental Health Director Victor Baldovinos, Shoreline Management Director Brandon Hill, Planning Director Clifford Cross, Interim CVB Director Michael Flores, Assistant Public Works Director Jon Wilson, Information Technology Director Mark Shellard and City Secretary Susan Hill.

III. PLEDGE OF ALLEGIANCE

Mayor Stahl led the Pledge of Allegiance.

IV. RECOGNITION OF OUT-GOING COUNCIL MEMBERS THERESA METTY, PAUL MUNARRIZ AND RON PITCOCK.

Mayor Stahl gave recognition to outgoing Council Members Theresa Metty, Paul Munarriz and Ron Pitcock and thanked them for their service. Mayor Stahl presented Theresa Metty with a plaque and challenge coin.

V. WELCOME FROM MAYOR STAHL AND REMARKS FROM COUNCIL MEMBERS

Mayor Stahl welcomed the newly elected Council Members to the City Council.

VI. DISCUSSION AND ACTION TO APPOINT A MAYOR PRO-TEM FOR TERM BEGINNING DECEMBER 5, 2018 AND ENDING ONE YEAR LATER OR UNTIL SUPERSEDED BY NEW COUNCIL MEMBER APPOINTMENTS; AND APPROVE RESOLUTION NO. 2018-33. (STAHL)

Council Member Schwartz made a motion, seconded by Council Member Dalton to appoint Ken Medders, Jr. as Mayor Pro-Tem and approve Resolution No. 2018-33. Motion carried on a unanimous vote.

A true and correct copy of said Resolution was placed in the City's Resolution Book and entitled Resolution No. 2018-33, and, by reference hereto, included in these Minutes as if fully set out and spread upon the pages of the Minutes Book.

VII. PUBLIC COMMENTS AND ANNOUNCEMENTS

Public comments and announcements were given at this time.

VIII. PRESENTATIONS AND PROCLAMATIONS:

A. PRESENTATION: RECOGNITION OF THE RECIPIENT OF THE TEXAS ENVIRONMENTAL HEALTH ASSOCIATION (TEHA) AWARD.

IX. APPROVE CONSENT AGENDA:

Note: Item 9d was pulled from the Consent Agenda.

Council Member Medders made a motion to approve Items 9a, 9b, 9c, 9e, 9f, 9g and 9h on the Consent Agenda. Motion was seconded by Council Member Schwartz, which carried on a unanimous vote.

a. APPROVE MINUTES OF THE NOVEMBER 7, 2018 REGULAR MEETING AND SPECIAL MEETING OF NOVEMBER 14, 2018. (S. HILL)

b. APPROVE INVOICES FOR PAYMENT. (GIMENEZ)

Invoices approved for payment were paid by General Fund checks numbered 142861 through 143087 and EFT payments totaling $789,516.16.

c. APPROVE RESOLUTION NO. 2018-34 FOR THE TEMPORARY CLOSURE OF HIGHWAY 100 FOR THE 35TH ANNUAL LONGEST CAUSEWAY RUN AND FITNESS WALK ON SATURDAY, JANUARY 12, 2019. (CROSS)

A true and correct copy of said Resolution was placed in the City's Resolution Book and entitled Resolution No. 2018-34, and, by reference hereto, included in these Minutes as if fully set out and spread upon the pages of the Minutes Book.

d. **APPROVE RESOLUTION NO. 2018-35 ASSERTING THE NEED TO EXPAND THE SCOPE OF STUDY AND PLAN EXPRESSED IN THE U.S. ARMY CORPS OF ENGINEERS COASTAL TEXAS PROTECTION AND RESTORATION FEASIBILITY STUDY. (B. HILL)**

This item was pulled from the Consent Agenda.

e. **APPROVE THE 2018/2019 CONTRACTS WITH CAMERON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 FOR FIRE AND EMS SERVICES IN THE UNINCORPORATED AREA DESIGNATED AS ZONE 6 ON SOUTH PADRE ISLAND. (FOWLER)**

f. **APPROVE THE SECOND AND FINAL READING OF ORDINANCE NO. 18-25 AMENDING SECTION 22-4 DUNE PROTECTION LINE, BEACH RENOURISHMENT AND ACCESS PLAN IMPLEMENTING TO PROVIDE DUNE PROTECTION LINE AND HISTORIC BUILDING LINE ON PROPERTY LOCATED AT 7010 PADRE BOULEVARD (AN UNSUBDIVIDED 6.5 ACRES LEASEHOLD).**

A true and correct copy of said Ordinance was placed in the City's Ordinance Book and entitled Ordinance No. 18-25, and, by reference hereto, included in these Minutes as if fully set out and spread upon the pages of the Minutes Book.

g. **APPROVE SECOND AND FINAL READING OF ORDINANCE NO. 18-26 AMENDING THE CITY'S FISCAL YEAR 2018-2019 OPERATING BUDGET TO INCORPORATE PRIOR BUDGET AMENDMENTS AND BUDGET MODIFICATIONS FOR THE MONTH OF OCTOBER 2018. (GIMENEZ)**

A true and correct copy of said Ordinance was placed in the City's Ordinance Book and entitled Ordinance No. 18-26, and, by reference hereto, included in these Minutes as if fully set out and spread upon the pages of the Minutes Book.

h. **APPROVE REQUEST FOR EXCUSED ABSENCE FOR COUNCIL MEMBER ALITA BAGLEY FROM THE DECEMBER 5, 2018 CITY COUNCIL MEETING. (BAGLEY)**

X. **DISCUSSION AND ACTION ON NOMINATION AND SELECTION FOR THE RECIPIENT OF THE 2019 RIO GRANDE VALLEY WALK OF FAME AWARD FOR THE CITY OF SOUTH PADRE ISLAND. (STAHL)**

Mayor Stahl nominated Ed Cyganiewicz to be the City's recipient of the 2019 Rio Grande Valley Walk of Fame award. Council Member Ricco seconded the motion, motion carried unanimously.

XI. DISCUSSION AND ACTION TO APPOINT MEMBERS TO EXPIRING OR VACANT TERMS OF THE CITY'S COMMITTEES, BOARDS, COMMISSIONS AND TASK FORCES (HEREIN CALLED COMMITTEES) FOR THE FOLLOWING: (CITY COUNCIL)

Council Member Schwartz made a motion to appoint the following as members to expiring or vacant terms on the City's committees. Motion was seconded by Council Member Dalton, which passed on a unanimous vote. Those appointed are as follows:

a. BOARD OF ADJUSTMENTS AND APPEALS

Carol Bolstad, Chris Huffman, Jerry Pace as regular members and Irv Downing, Gordon Garlock and Abbie Mahan as an alternate members. *Note: Irv Downing declined the appointment*

b. BOARD OF ETHICS

Charles Costanza, Deborah Dawson

c. CONVENTION AND VISITORS ADVISORY BOARD

Hotel-Motel/Condominium Industry: Bryan Pinkerton, Pamela Romer

Entertainment-Technical Industry (or an individual who would provide a balanced business perspective and further the purposes of the Convention and Visitors Advisory Board): Bob Friedman, Chad Hart

d. DEVELOPMENT STANDARDS REVIEW TASK FORCE

Kimberly Dollar, Gabriel Vanounou, Gary Johnson

e. ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

Mickey Furcron, Jerry Pace, Kori Marra, Beverly Skloss

f. PARKS AND KEEP SPI BEAUTIFUL COMMITTEE

Javier Gonzalez, Kyle Adams, Lydia Caballero, Ivy Easterly

g. PLANNING AND ZONING COMMISSION

Norris Fletcher, Patrick McNulty, Gary Olle, Gordon Garlock

h. SHORELINE TASK FORCE

Rob Nixon, Stormy Wall, Abbie Mahan, Patrick McNulty

XII. **DISCUSSION AND ACTION REGARDING SIDEWALK VEGETATION STRIPS. (D. JONES/RICCO)**

Council Member Ricco made a motion to instruct staff to get with Texas Department of Transportation (TxDOT) to explore pricing to replace vegetation with either stamped concrete or pavers. Council Member Schwartz seconded the motion. Motion passed unanimously.

XIII. **DISCUSSION AND ACTION TO APPROVE CHANGE ORDER NO. 2 FOR THE 2018 SIDE STREET IMPROVEMENT PROJECT, PHASE II AND APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF $41,386.90. (SANCHEZ)**

Council Member Schwartz made a motion, seconded by Council Member Dalton to approve Change Order No. 2 and a budget amendment in the amount of $41,386.90 for the 2018 Side Street Improvement Project Phase II - storm sewer improvements. Motion carried on a unanimous vote.

XIV. **DISCUSSION AND ACTION TO APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF $187,000 TO ADDRESS THE RESTROOM SOLUTIONS FOR BEACHGOERS. (B. HILL)**

Council Member Schwartz made a motion to approve a budget amendment in the amount of $187,000 to place year-round temporary restroom solution of approximately 20 units at 9 previously approved beach accesses. Motion was seconded by Council Member Ken Medders, which passed unanimously.

XV. **DISCUSSION AND ACTION TO APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF $55,000 FOR THE REPAIR AND REMODEL OF THE BEACH BATHROOM FACILITIES LOCATED AT BEACH ACCESS 3 AND 11. (JONES/B. HILL)**

Council Member Ricco made a motion, seconded by Council Member Schwartz to approve a budget amendment in the amount of $48,800 which includes $47,800 low bid amount and $1,000 windstorm certification. Motion carried on a unanimous vote.

XVI. **DISCUSSION AND ACTION TO APPROVE THE FIRST READING OF ORDINANCE NO. 18-27 AMENDING THE CITY'S FISCAL YEAR 2018-19 OPERATING BUDGET TO INCORPORATE PRIOR BUDGET AMENDMENTS PREVIOUSLY APPROVED BY CITY COUNCIL AND BUDGET MODIFICATIONS FROM THE MONTH OF NOVEMBER 2018. (GIMENEZ)**

Council Member Dalton made a motion to approve the first reading of Ordinance No. 18-27 amending the City's 2018-19 operating budget to incorporate November 2018 previously approved budget amendments/modifications. Mayor Stahl seconded the motion, which passed unanimously.

XVII. UPDATE ON COMPREHENSIVE PLAN STATUS. (D. JONES)

Assistant City Manager Darla Jones gave a brief update on the Comprehensive Plan.

XVIII. CLOSED EXECUTIVE SESSION:

CONSIDERATION AND APPROPRIATE ACTION PURSUANT TO SECTION 551.074, TEXAS GOV'T CODE, TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE, I.E., THE APPOINTMENT OF A SOUTH PADRE ISLAND CVB DIRECTOR.

At 7:26 p.m., Council Member Medders made a motion, seconded by Council Member Ricco to go into Executive Session. Motion carried unanimously.

At 7:54 p.m., the City Council reconvened into open session.

XIX. DISCUSSION AND ACTION FOR THE RECRUITMENT OF THE POSITION OF A SOUTH PADRE ISLAND CVB DIRECTOR.

Mayor Stahl made a motion, seconded by Council Member Medders to direct the City Manager to begin contract negotiations with a recruiting firm for the position of CVB Director. Motion carried on a unanimous vote.

XX. ADJOURN.

There being no further business, Mayor Stahl adjourned the meeting at 7:54 p.m.

_____

Susan M. Hill, City Secretary

APPROVED

_____

Dennis Stahl, Mayor

Item No. 5b

CITY OF SOUTH PADRE ISLAND
CITY COUNCIL MEETING
AGENDA REQUEST FORM

MEETING DATE: December 19, 2018

NAME & TITLE: Rodrigo Gimenez, Chief Financial Officer

DEPARTMENT: Finance Department

ITEM

Approve invoices for payment by General Fund checks numbered 143088 through 143263 and EFT payments totaling $1,096,786.87.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:	YES: _____	NO: X
Approved by Legal:	YES: _____	NO: X

Comments:

RECOMMENDATIONS/COMMENTS

Approve payments.

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: N/A NON-DEPARTMENTAL

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT		NAME	DESCRIPTION	CHECK #	AMOUNT
01-002434	CINDY BOUDLOCHE	I-DWE201812106368	01	2469	DEBTORS WAGE :	CASE NO 16-10432	143201	1,513.02
						VENDOR 01-002434 TOTALS		1,513.02
01-003185	OFFICE OF THE ATTY GEN	I-C10201812106368	01	2473	CHILD SUPPORT:	A/N 2004094864B	000195	364.15
01-003185	OFFICE OF THE ATTY GEN	I-C13201812106368	01	2473	CHILD SUPPORT:	A/N 0013262861	000195	182.31
01-003185	OFFICE OF THE ATTY GEN	I-C1C201812106368	01	2473	CHILD SUPPORT:	ORDER NO 2015-DCL-56	000195	339.23
01-003185	OFFICE OF THE ATTY GEN	I-C1L201812106368	01	2473	CHILD SUPPORT:	ORDER NO 2005063139E	000195	121.38
01-003185	OFFICE OF THE ATTY GEN	I-C1Q201812106368	01	2473	CHILD SUPPORT:	CS 2014-DCL-08362	000195	191.54
01-003185	OFFICE OF THE ATTY GEN	I-C1R201812106368	01	2473	CHILD SUPPORT:	ORDER NO 08-1471	000195	429.23
01-003185	OFFICE OF THE ATTY GEN	I-C21201812106368	01	2473	CHILD SUPPORT:	A/N 0011549506	000195	369.23
01-003185	OFFICE OF THE ATTY GEN	I-C24201812106368	01	2473	CHILD SUPPORT:	A/N 0011488748	000195	293.89
01-003185	OFFICE OF THE ATTY GEN	I-C2F201812106368	01	2473	CHILD SUPPORT:	ORDER ID 2012-DCL-44	000195	400.15
01-003185	OFFICE OF THE ATTY GEN	I-C2V201812106368	01	2473	CHILD SUPPORT:	ORDER NO 2016-DCL-01	000195	242.77
01-003185	OFFICE OF THE ATTY GEN	I-C51201812106368	01	2473	CHILD SUPPORT:	A/N 0012375322	000195	294.33
01-003185	OFFICE OF THE ATTY GEN	I-C67201812106368	01	2473	CHILD SUPPORT:	ORDER NO 2012-DCL-00	000195	151.38
01-003185	OFFICE OF THE ATTY GEN	I-C77201812106368	01	2473	CHILD SUPPORT:	A/N 0010353126	000195	159.23
01-003185	OFFICE OF THE ATTY GEN	I-C82201812106368	01	2473	CHILD SUPPORT:	ORDER #2012-DCL-0866	000195	348.92
01-003185	OFFICE OF THE ATTY GEN	I-C91201812106368	01	2473	CHILD SUPPORT:	AG 0012920905	000195	296.77
01-003185	OFFICE OF THE ATTY GEN	I-C93201812106368	01	2473	CHILD SUPPORT:	ORDER # 99125207D	000195	101.54
01-003185	OFFICE OF THE ATTY GEN	I-C95201812106368	01	2473	CHILD SUPPORT:	CASE #0013025749	000195	420.00
						VENDOR 01-003185 TOTALS		4,706.05
01-006133	DEARBORN NATIONAL	I-112818	01	2465	VTL LIFE INSU:	EMPLOYEE PREMIUMS- V	143095	60.34
01-006133	DEARBORN NATIONAL	I-112818	01	48042	MISCELLANEOUS:	EMPLOYEE PREMIUMS- V	143095	0.01-
						VENDOR 01-006133 TOTALS		60.33
01-007001	ANA GARZA	I-C04201812106368	01	2473	CHILD SUPPORT:	A/N 2003-03-1480-B	143216	194.88
						VENDOR 01-007001 TOTALS		194.88
01-019222	S.P.I. FIREFIGHTERS AS	I-121118	01	2472	FIREFIGHTERS :	ASSC. DUES DEC 12, 2	143235	345.00
						VENDOR 01-019222 TOTALS		345.00
01-020057	TML MULTISTATE IEBP	I-120318	01	2461	TML MEDICAL :	DEC 2018 MEDICAL PRE	000010	14,344.14
01-020057	TML MULTISTATE IEBP	I-120318	01	2484	VISION :	DEC 2018 MEDICAL PRE	000010	540.00
						VENDOR 01-020057 TOTALS		14,884.14

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: N/A NON-DEPARTMENTAL

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-020100	T.M.R.S.	I-12042018	01 2470	T.M.R.S.	: NOVEMBER 2018 CONTRI	000011	48,212.64
					VENDOR 01-020100 TOTALS		48,212.64
01-1	GARY JENKINS	I-120318	01 47046	ANIMAL/COMPOS:	GARY JENKINS:ANIMAL	143186	20.00
01-1	CAREN CRAIG	I-121118	01 47046	ANIMAL/COMPOS:	CAREN CRAIG: DEPOSIT	143254	50.00
01-1	LEEROY SUMMERLIN	I-121118-1	01 47046	ANIMAL/COMPOS:	LEEROY SUMMERLIN: RE	143255	40.00
01-1	THERESA METTY	I-121118-2	01 47046	ANIMAL/COMPOS:	THERESA METTY: REFUN	143256	50.00
01-1	LEEROY SUMMERLIN	I-121218	01 47046	ANIMAL/COMPOS:	LEEROY SUMMERLIN: DE	143257	20.00
					VENDOR 01-1 TOTALS		180.00

DEPARTMENT NON-DEPARTMENTAL TOTAL: 70,096.06

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 01 GENERAL FUND
DEPARTMENT: 511 CITY COUNCIL
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-001992	ALITA BAGLEY	I-120418	01 511-0550-021	ALITA BAGLEY :	ANNUAL COMPENSATION	143113	1.00
					VENDOR 01-001992 TOTALS		1.00
01-004052	EVA-JEAN DALTON	I-120518	01 511-0550-032	EVA-JEAN DALT:	ANNUAL COMPENSATION	143123	1.00
					VENDOR 01-004052 TOTALS		1.00
01-008153	JOE RICCO	I-120518	01 511-0550-033	JOE RICCO :	ANNUAL COMPENSATION	143141	1.00
					VENDOR 01-008153 TOTALS		1.00
01-013215	KEN MEDDERS JR.	I-120418	01 511-0550-031	KEN MEDDERS :	ANNUAL COMPENSATION	143149	1.00
					VENDOR 01-013215 TOTALS		1.00
01-019051	KERRY SCHWARTZ	I-120518	01 511-0550-034	KERRY SCHWART:	ANNUAL COMPENSATION	143164	1.00
					VENDOR 01-019051 TOTALS		1.00
01-019527	DENNIS STAHL	I-120415	01 511-0550-026	DENNIS STAHL :	ANNUAL COMPENSATION	143194	1.00
					VENDOR 01-019527 TOTALS		1.00
01-1	TEXAS BORDER COALITION	I-1151-18	01 511-0550-026	DENNIS STAHL :	TEXAS BORDER COALITI	143185	282.00
					VENDOR 01-1 TOTALS		282.00

DEPARTMENT 511 CITY COUNCIL TOTAL: 288.00

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: 512 CITY MANAGERS OFFICE

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-001129	A & W OFFICE SUPPLY IN	I-626882-0	01 512-0101	OFFICE SUPPLI:	1- 60X26 WALL CALEND	143111	31.73
					VENDOR 01-001129 TOTALS		31.73
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	01 512-0530	PROFESSIONAL :	CMO	143237	56.82
					VENDOR 01-019652 TOTALS		56.82
01-020057	TML MULTISTATE IEBP	I-120318	01 512-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	2,602.70
					VENDOR 01-020057 TOTALS		2,602.70
01-020100	T.M.R.S.	I-12042018	01 512-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	5,012.35
					VENDOR 01-020100 TOTALS		5,012.35

DEPARTMENT 512 CITY MANAGERS OFFICE TOTAL: 7,703.60

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: 513 FINANCE DEPARTMENT

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	01 513-0530	PROFESSIONAL :	FINANCE	143237	68.18
					VENDOR 01-019652 TOTALS		68.18
01-020057	TML MULTISTATE IEBP	I-120318	01 513-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	3,143.24
					VENDOR 01-020057 TOTALS		3,143.24
01-020100	T.M.R.S.	I-12042018	01 513-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	3,300.45
					VENDOR 01-020100 TOTALS		3,300.45
				DEPARTMENT 513	FINANCE DEPARTMENT	TOTAL:	6,511.87

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: 514 PLANNING DEPARTMENT

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	01 514-0530	PROFESSIONAL :	PLANNING	143237	34.09
					VENDOR 01-019652 TOTALS		34.09
01-020057	TML MULTISTATE IEBP	I-120318	01 514-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	989.03
					VENDOR 01-020057 TOTALS		989.03
01-020100	T.M.R.S.	I-12042018	01 514-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	1,383.33
					VENDOR 01-020100 TOTALS		1,383.33
				DEPARTMENT 514	PLANNING DEPARTMENT	TOTAL:	2,406.45

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 01 GENERAL FUND
DEPARTMENT: 515 TECHNOLOGY DEPARTMENT
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-003423	CDW GOVERNMENT, INC.	I-QBG8775	01 515-0150	MINOR TOOLS &:	5- UBIQUITI POE INJE	143118	55.00
					VENDOR 01-003423 TOTALS		55.00
01-009117	TYLER TECHNOLOGIES INC	I-025-243577	01 515-0415	SERVICE CONTR:	FINANCE TYELR SERVIC	143220	1,587.68
01-009117	TYLER TECHNOLOGIES INC	I-130-4017	01 515-0415	SERVICE CONTR:	PD/COURT TYLER SERVI	143220	25,568.91
					VENDOR 01-009117 TOTALS		27,156.59
01-016677	PRO SOFTNET CORPORATIO	I-20049451	01 515-0415	SERVICE CONTR:	I DRIVE BUSINESS 12.	143155	2,999.50
					VENDOR 01-016677 TOTALS		2,999.50
01-019140	MITEL	I-29937169	01 515-0501	COMMUNICATION:	VOIP PHONE SRV. NOV	143261	3,126.45
					VENDOR 01-019140 TOTALS		3,126.45
01-019182	SMARTCOM TELEPHONE.LLC	I-120118	01 515-0415	SERVICE CONTR:	PT 2 PT RADIO CONNEC	143234	223.08
					VENDOR 01-019182 TOTALS		223.08
01-019502	AT&T	I-120318	01 515-0501	COMMUNICATION:	AT&T FAX LINES & LAN	143236	145.85
01-019502	AT&T	I-12318	01 515-0501	COMMUNICATION:	AT&T FAX LINES & LAN	143236	36.26
01-019502	AT&T	I-1232018	01 515-0501	COMMUNICATION:	AT&T FAX LINES & LAN	143236	1,028.72
					VENDOR 01-019502 TOTALS		1,210.83
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	01 515-0530	PROFESSIONAL :	INFORMATION SERVICES	143237	34.09
					VENDOR 01-019652 TOTALS		34.09
01-020057	TML MULTISTATE IEBP	I-120318	01 515-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	1,571.62
					VENDOR 01-020057 TOTALS		1,571.62
01-020100	T.M.R.S.	I-12042018	01 515-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	1,840.77
					VENDOR 01-020100 TOTALS		1,840.77

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: 515 TECHNOLOGY DEPARTMENT

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-020185	TIME WARNER CABLE	I-0024491111818	01 515-0415	SERVICE CONTR:	4601 PADRE BLVD, 11/	143243	1,203.29
					VENDOR 01-020185 TOTALS		1,203.29
01-020644	T-MOBILE	I-111518	01 515-0501	COMMUNICATION:	DATA SERVICE	143173	1,382.60
					VENDOR 01-020644 TOTALS		1,382.60
01-023034	ENFORCEMENT VIDEO, LLC	I-RMAINV0001057	01 515-0410	MACHINERY & E:	RMAINV0001057	143249	260.00
					VENDOR 01-023034 TOTALS		260.00
01-1	SMARTSHEET INC	I-INV77807	01 515-0415	SERVICE CONTR:	SMARTSHEET: 3- TEAM	143260	447.00
					VENDOR 01-1 TOTALS		447.00

DEPARTMENT 515 TECHNOLOGY DEPARTMENT TOTAL: 41,510.82

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: 516 HUMAN RESOURCES

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-015010	OFFICE DEPOT	I-243524676001	01 516-0101	OFFICE SUPPLI:	1 PK LANYARDS, BADGE	143227	39.97
					VENDOR 01-015010 TOTALS		39.97
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	01 516-0530	PROFESSIONAL :	HR/ADM SRV	143237	34.09
					VENDOR 01-019652 TOTALS		34.09
01-020057	TML MULTISTATE IEBP	I-120318	01 516-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	1,581.62
					VENDOR 01-020057 TOTALS		1,581.62
01-020100	T.M.R.S.	I-12042018	01 516-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	1,842.32
					VENDOR 01-020100 TOTALS		1,842.32
				DEPARTMENT 516	HUMAN RESOURCES	TOTAL:	3,498.00

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 01 GENERAL FUND
DEPARTMENT: 520 MUNICIPAL COURT
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-004101	STUART J. DIAMOND	I-120318	01 520-0530	PROFESSIONAL :	PROF. SERV. 2018-19	000008	1,335.00
					VENDOR 01-004101 TOTALS		1,335.00
01-013410	MUNICIPAL SERVICES BUR	I-718349	01 520-0531	WARRANT COLLE:	2018 MUNICIPAL COLL.	143151	2,117.36
					VENDOR 01-013410 TOTALS		2,117.36
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	01 520-0530	PROFESSIONAL :	HR/ADM SRV	143237	22.73
					VENDOR 01-019652 TOTALS		22.73
01-020057	TML MULTISTATE IEBP	I-120318	01 520-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	1,041.08
					VENDOR 01-020057 TOTALS		1,041.08
01-020100	T.M.R.S.	I-12042018	01 520-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	870.29
					VENDOR 01-020100 TOTALS		870.29

DEPARTMENT 520 MUNICIPAL COURT TOTAL: 5,386.46

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: 521 POLICE DEPARTMENT

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-001208	A.L.E R.T.	I-014157	01 521-0530	PROFESSIONAL :	RE-CERTIFY 5 MISC. R	143198	200.00
					VENDOR 01-001208 TOTALS		200.00
01-007096	JOSEPH GONZALEZ	I-120518	01 521-0150	MINOR TOOLS &:	REIMBURSE PURCHASE O	143193	43.22
					VENDOR 01-007096 TOTALS		43.22
01-016058	MEDICAL PRIORITY CONSU	I-SIN182585	01 521-0551	DUES & MEMBER:	2-MPDS BACKUP CARDSE	143228	98.00
					VENDOR 01-016058 TOTALS		98.00
01-016661	PRECISION DELTA CORP.	I-13308	01 521-0161	AMMUNITION & :	PD-AMMUNITION	143154	1,158.10
					VENDOR 01-016661 TOTALS		1,158.10
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	01 521-0530	PROFESSIONAL :	POLICE	143237	431.82
					VENDOR 01-019652 TOTALS		431.82
01-020057	TML MULTISTATE IEBP	I-120318	01 521-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	19,654.71
					VENDOR 01-020057 TOTALS		19,654.71
01-020100	T.M.R.S.	I-12042018	01 521-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	21,386.93
					VENDOR 01-020100 TOTALS		21,386.93
01-1	BRYAN AUSTIN	I-120518	01 521-0150	MINOR TOOLS &:	BRYAN AUSTIN: 3- PAR	143253	75.00
					VENDOR 01-1 TOTALS		75.00

DEPARTMENT 521 POLICE DEPARTMENT TOTAL: 43,047.78

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: 522 FIRE DEPARTMENT

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-001022	AIRGAS, INC.	I-982781973	01 522-0114	MEDICAL SUPPL:	3- CL OXYGEN EMS US	143110	70.67
01-001022	AIRGAS, INC.	I-9958076676	01 522-0114	MEDICAL SUPPL:	OXYGEN CYLINDERS FOR	143195	269.42
					VENDOR 01-001022 TOTALS		340.09
01-002073	REYNALDO BAZAN	I-112818	01 522-0550	TRAVEL EXPENS:	PER DIEM: SULPHUR SP	000005	138.00
					VENDOR 01-002073 TOTALS		138.00
01-003905	CULLIGAN WATER	I-800539844	01 522-0415	SERVICE CONTR:	250 # SOLAR SALT DEL	143122	51.25
					VENDOR 01-003905 TOTALS		51.25
01-006087	R & D GOTHARD ENTERPRI	I-4271	01 522-0513	TRAINING EXPE:	FIT INSTRUCTOR II- O	143094	1,000.00
01-006087	R & D GOTHARD ENTERPRI	I-4293	01 522-0513	TRAINING EXPE:	FIT INSTRUCTOR I ON	143128	400.00
01-006087	R & D GOTHARD ENTERPRI	I-4295	01 522-0513	TRAINING EXPE:	FIT INSTRUCTOR II ON	143129	200.00
					VENDOR 01-006087 TOTALS		1,600.00
01-006888	GEAR CLEANING SOLUTION	I-30024	01 522-0117	SAFETY SUPPLI:	Annual Cleanining &	143131	1,468.85
01-006888	GEAR CLEANING SOLUTION	I-30041	01 522-0117	SAFETY SUPPLI:	Annual Cleanining &	143131	1,133.92
01-006888	GEAR CLEANING SOLUTION	I-30069	01 522-0117	SAFETY SUPPLI:	Annual Cleanining &	143131	751.88
					VENDOR 01-006888 TOTALS		3,354.65
01-007075	GALLS, LLC	I-011183506	01 522-0130	WEARING APPAR:	2- L/S KNIT SHIRTS,	143132	114.72
01-007075	GALLS, LLC	I-011259544	01 522-0130	WEARING APPAR:	2- 2/2 POLO SHIRTS,	143132	88.23
01-007075	GALLS, LLC	I-011271866	01 522-0130	WEARING APPAR:	1- PR BOOTS, O GONZA	143132	159.95
01-007075	GALLS, LLC	I-011376064	01 522-0130	WEARING APPAR:	2 PR SHORTS, 8 EMS	143217	346.55
					VENDOR 01-007075 TOTALS		709.45
01-007120	HELGESON PLUMBING, LLC	I-11624	01 522-0411	BUILDING & ST:	REPAIR BROKEN PIPE F	143097	147.26
					VENDOR 01-007120 TOTALS		147.26
01-009115	INTERNATIONAL CODE COU	I-100096861	01 522-0107	BOOKS & PERIO:	1- '15 IRC COMMENTAR	143098	235.00
					VENDOR 01-009115 TOTALS		235.00

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 01 GENERAL FUND
DEPARTMENT: 522 FIRE DEPARTMENT
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-012133	LIFE - ASSIST, INC	I-890461	01 522-0114	MEDICAL SUPPL:	1 CS ALCOHOL PADS, 1	143223	76.35
					VENDOR 01-012133 TOTALS		76.35
01-015095	JOSE L. OLVERA	I-120318	01 522-0513	TRAINING EXPE:	REIMBURSE EXAM FEE:	000016	85.00
					VENDOR 01-015095 TOTALS		85.00
01-016202	PHYSIO-CONTROL, INC.	I-118086624	01 522-1004	MACHINERY & E:	LifePak 15	143102	31,121.50
					VENDOR 01-016202 TOTALS		31,121.50
01-016685	PUBLIC SAFETY CENTER,	I-5837018	01 522-0130	WEARING APPAR:	2- PUBLIC SAFETY VE	143231	63.98
					VENDOR 01-016685 TOTALS		63.98
01-018509	SAM'S CLUB DIRECT	I-003694	01 522-0102	LOCAL MEETING:	FRUIT,CHEESE, COOKIE	143104	42.96
01-018509	SAM'S CLUB DIRECT	I-003694	01 522-0160	LAUNDRY & JAN:	MISC. CLEANERS	143104	90.70
01-018509	SAM'S CLUB DIRECT	I-004401	01 522-0160	LAUNDRY & JAN:	MISC. JANITORIAL/PAP	143104	358.85
01-018509	SAM'S CLUB DIRECT	I-004806	01 522-0170	DORM AND KITC:	WATER, COFFEE ,CREAM	143104	91.26
01-018509	SAM'S CLUB DIRECT	I-007545	01 522-0106	FIRE PREVENTI:	MISC. CANDIES, TRUNK	143104	97.28
					VENDOR 01-018509 TOTALS		681.05
01-019649	STRYKER MEDICAL	I-2532772M	01 522-0114	MEDICAL SUPPL:	Stretcher upgrade ki	143106	4,381.66
01-019649	STRYKER MEDICAL	I-2540092M	01 522-0114	MEDICAL SUPPL:	Stretcher upgrade ki	143106	620.00
					VENDOR 01-019649 TOTALS		5,001.66
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	01 522-0530	PROFESSIONAL :	FIRE	143237	318.18
					VENDOR 01-019652 TOTALS		318.18
01-020057	TML MULTISTATE IEBP	I-120318	01 522-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	13,493.91
					VENDOR 01-020057 TOTALS		13,493.91
01-020063	TEXAS DEPT OF LICENSIN	I-120418	01 522-0551	DUES & MEMBER:	ANNUAL ELEVATOR INSP	143262	20.00
					VENDOR 01-020063 TOTALS		20.00

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: 522 FIRE DEPARTMENT

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-020100	T.M.R.S.	I-12042018	01 522-0080	TMRS	: NOVEMBER 2018 CONTRI	000011	18,272.25
					VENDOR 01-020100 TOTALS		18,272.25
01-023046	GREGORY NEIL WATERS	I-120318	01 522-0130	WEARING APPAR:	REIMBURSE PURCHASE O	143178	150.00
					VENDOR 01-023046 TOTALS		150.00
01-024001	RICHARD J. YBARRA, M.D	I-7471	01 522-0530	PROFESSIONAL :	Medical Director Fee	143108	1,000.00
01-024001	RICHARD J. YBARRA, M.D	I-7485	01 522-0530	PROFESSIONAL :	Medical Director Fee	143108	1,000.00
01-024001	RICHARD J. YBARRA, M.D	I-7495	01 522-0530	PROFESSIONAL :	Medical Director Fee	143180	1,000.00
					VENDOR 01-024001 TOTALS		3,000.00
				DEPARTMENT 522	FIRE DEPARTMENT	TOTAL:	78,859.58

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: 532 HEALTH/CODE ENFORCEMENT

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-015010	OFFICE DEPOT	I-199086254001	01 532-0101	OFFICE SUPPLI:	MIS.C BINDERS, DIVID	143227	222.55
					VENDOR 01-015010 TOTALS		222.55
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	01 532-0530	PROFESSIONAL :	ENVIRONMENTAL SERVIC	143237	68.18
					VENDOR 01-019652 TOTALS		68.18
01-020057	TML MULTISTATE IEBP	I-120318	01 532-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	3,073.66
					VENDOR 01-020057 TOTALS		3,073.66
01-020100	T.M.R.S.	I-12042018	01 532-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	2,506.06
					VENDOR 01-020100 TOTALS		2,506.06

DEPARTMENT 532 HEALTH/CODE ENFORCEMENT TOTAL: 5,870.45

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: 540 FLEET MANAGEMENT

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-003205	CAP FLEET UPFITTERS, L	I-CAPQ34426	01 540-0420-01	REPAIRS & MAI:	LIBERTY BAR, LT BAR	143205	2,241.27
01-003205	CAP FLEET UPFITTERS, L	I-CAPQ35179	01 540-0420-01	REPAIRS & MAI:	CONSOLE, CUP HLDR, E	143205	492.80
01-003205	CAP FLEET UPFITTERS, L	I-CAPQ35179-1	01 540-0420-01	REPAIRS & MAI:	LED FLSHR,FLNGE, LIT	143205	560.59
					VENDOR 01-003205 TOTALS		3,294.66
01-012091	CINTAS UNIFORM	I-538154516	01 540-0130	WEARING APPAR:	UNFORMS FOR FLEET ST	143147	15.83
					VENDOR 01-012091 TOTALS		15.83
01-013257	MAE POWER EQUIPMENT	I-826478	01 540-0420-03	REPAIRS & MAI:	REPCL DRIVE MOTOR SC	143224	1,468.70
					VENDOR 01-013257 TOTALS		1,468.70
01-020057	TML MULTISTATE IEBP	I-120318	01 540-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	1,041.08
					VENDOR 01-020057 TOTALS		1,041.08
01-020100	T.M.R.S.	I-12042018	01 540-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	766.46
					VENDOR 01-020100 TOTALS		766.46
01-021226	US BANK VOYAGER FLEET	I-869326488847	01 540-0104-01	FUEL & LUBRIC:	FUEL PURCHASED OCT24	143176	4,864.83
01-021226	US BANK VOYAGER FLEET	I-869326488847	01 540-0104-02	FUEL & LUBRIC:	FUEL PURCHASED OCT24	143176	534.69
01-021226	US BANK VOYAGER FLEET	I-869326488847	01 540-0104-03	FUEL & LUBRIC:	FUEL PURCHASED OCT24	143176	2,134.89
01-021226	US BANK VOYAGER FLEET	I-869326488847	01 540-0104-04	FUEL & LUBRIC:	FUEL PURCHASED OCT24	143176	782.09
01-021226	US BANK VOYAGER FLEET	I-869326488847	01 540-0104-05	FUEL & LUBRIC:	FUEL PURCHASED OCT24	143176	654.21
					VENDOR 01-021226 TOTALS		8,970.71
01-022184	FERNANDO VASQUEZ	I-120318	01 540-0420-04	REPAIRS & MAI:	REPLACE U-JNTS, ECS	143248	60.00
01-022184	FERNANDO VASQUEZ	I-120418	01 540-0420-01	REPAIRS & MAI:	REPLACE/PROGRAM BRAK	143177	460.00
01-022184	FERNANDO VASQUEZ	I-120618	01 540-0420-01	REPAIRS & MAI:	REPAIR/REPLACE MAIN	143248	455.48
					VENDOR 01-022184 TOTALS		975.48

DEPARTMENT 540 FLEET MANAGEMENT TOTAL: 16,532.92

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 01 GENERAL FUND
DEPARTMENT: 541 BUILDING MAINTENANCE
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-001349	PROTECTION 1 ALARM MON	I-126028961	01 541-0415	SERVICE CONTR:	FIRE INSPC.SER.12/27	143200	102.50
					VENDOR 01-001349 TOTALS		102.50
01-003108	CAVENDER'S BOOT CITY	I-47262	01 541-0130	WEARING APPAR:	1 PR WRK BOOTS, J IN	143204	144.99
					VENDOR 01-003108 TOTALS		144.99
01-012091	CINTAS UNIFORM	I-538154516	01 541-0160	LAUNDRY & JAN:	MATS, MOPS, ETC	143147	185.10
01-012091	CINTAS UNIFORM	I-538154516	01 541-0130	WEARING APPAR:	UNFORMS FOR BLDG MAI	143147	15.58
					VENDOR 01-012091 TOTALS		200.68
01-019499	SOUTHWEST TEXAS EQUIPM	I-2252585	01 541-0415	SERVICE CONTR:	ICE MACHINE RENT DEC	143166	100.00
					VENDOR 01-019499 TOTALS		100.00
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	01 541-0530	PROFESSIONAL :	BLDG MAINT.	143237	22.73
					VENDOR 01-019652 TOTALS		22.73
01-020016	TERMINIX	I-380861535	01 541-0415	SERVICE CONTR:	PEST CONTROL 4501 PA	143168	50.00
					VENDOR 01-020016 TOTALS		50.00
01-020057	TML MULTISTATE IEBP	I-120318	01 541-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	2,082.16
					VENDOR 01-020057 TOTALS		2,082.16
01-020100	T.M.R.S.	I-12042018	01 541-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	585.05
					VENDOR 01-020100 TOTALS		585.05

DEPARTMENT 541 BUILDING MAINTENANCE TOTAL: 3,288.11

VENDOR SET: 01 City of South Padre Island BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: 542 INSPECTIONS DIVISION

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-001211	ALEX AVALOS PRINTING	I-120518	01 542-0101	OFFICE SUPPLI:	400 INSP REPORTS, 50	143199	166.86
					VENDOR 01-001211 TOTALS		166.86
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	01 542-0530	PROFESSIONAL :	BLDG INSPECTIONS	143237	34.09
					VENDOR 01-019652 TOTALS		34.09
01-020057	TML MULTISTATE IEBP	I-120318	01 542-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	1,571.62
					VENDOR 01-020057 TOTALS		1,571.62
01-020063	TEXAS DEPT OF LICENSIN	I-120718	01 542-0513	TRAINING EXPE:	RENEWAL FEE FOR CODE	143263	75.00
					VENDOR 01-020063 TOTALS		75.00
01-020100	T.M.R.S.	I-12042018	01 542-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	1,448.33
					VENDOR 01-020100 TOTALS		1,448.33
				DEPARTMENT 542	INSPECTIONS DIVISION	TOTAL:	3,295.90

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: 543 PUBLIC WORKS DEPARTMENT

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-007399	GRAINGER	I-9921472669	01 543-0416	STREETS & RIG:	RFLTV TAPE FOR DELIN	143137	253.44
01-007399	GRAINGER	I-9923909890	01 543-0416	STREETS & RIG:	RFLCTV TAPE FOR DELI	143137	253.44
01-007399	GRAINGER	I-9933958341	01 543-0416	STREETS & RIG:	RFLCTV TAPE FOR DELI	143137	253.44
01-007399	GRAINGER	I-9944449538	01 543-0416	STREETS & RIG:	RFLCTV TAPE FOR DELI	143137	259.20
01-007399	GRAINGER	I-9944449546	01 543-0416	STREETS & RIG:	RFLCTV TAPE FOR DELI	143137	259.20
01-007399	GRAINGER	I-9953561256	01 543-0416	STREETS & RIG:	RFCTVE TAPE FOR DELI	143137	259.20
01-007399	GRAINGER	I-9953561264	01 543-0416	STREETS & RIG:	REFLCTV TAPE FOR DEL	143137	259.20
					VENDOR 01-007399 TOTALS		1,797.12
01-012091	CINTAS UNIFORM	I-538154516	01 543-0130	WEARING APPAR:	UNIFORMS FOR PWRKS C	143147	166.89
					VENDOR 01-012091 TOTALS		166.89
01-018058	RELIABLE ELECTRIC CO.	I-30390	01 543-0416	STREETS & RIG:	REPAIRED BRN WIRE FO	143157	151.23
					VENDOR 01-018058 TOTALS		151.23
01-018295	JOSE RUBEN RUBIO	I-6359	01 543-0412	LANDSCAPE :	1 LOAD OF GRAVEL	143162	700.00
					VENDOR 01-018295 TOTALS		700.00
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	01 543-0530	PROFESSIONAL :	PUBLIC WORKS	143237	250.00
					VENDOR 01-019652 TOTALS		250.00
01-020057	TML MULTISTATE IEBP	I-120318	01 543-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	10,342.72
					VENDOR 01-020057 TOTALS		10,342.72
01-020100	T.M.R.S.	I-12042018	01 543-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	6,939.68
					VENDOR 01-020100 TOTALS		6,939.68
01-040010	MARTIN PENA	I-36194	01 543-0112	SIGNS :	PARKING SIGNS	143182	715.12
					VENDOR 01-040010 TOTALS		715.12

DEPARTMENT 543 PUBLIC WORKS DEPARTMENT TOTAL: 21,062.76

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: 544 EMERGENCY MANAGEMENT

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-016685	PUBLIC SAFETY CENTER,	I-5840720	01 544-0150	MINOR TOOLS &:	2- 511 TACTICAL BACK	143231	290.00
					VENDOR 01-016685 TOTALS		290.00
				DEPARTMENT 544	EMERGENCY MANAGEMENT	TOTAL:	290.00

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 01 GENERAL FUND
DEPARTMENT: 570 GENERAL SERVICES
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-003000	CAMERON APPRAISAL DIST	I-000000060100015	01 570-9015	C.C. APPRAISA:	2019 QTRLY ASSESSMEN	143203	24,487.00
					VENDOR 01-003000 TOTALS		24,487.00
01-004133	DENTON NAVARRO ROCHA B	I-24385	01 570-9030	LEGAL SERVICE:	PROF SERVICES OCT 20	143212	1,991.50
01-004133	DENTON NAVARRO ROCHA B	I-24386	01 570-9030	LEGAL SERVICE:	PROF SERVICES: OCT 2	143213	559.00
01-004133	DENTON NAVARRO ROCHA B	I-24387	01 570-9030	LEGAL SERVICE:	PROF SERV. OCT 2018	143214	1,897.50
					VENDOR 01-004133 TOTALS		4,448.00
01-004315	ELECTION SYSTEMS & SOF	I-1073966	01 570-9175	ELECTION EXPE:	800- ELECTION DAY BA	143126	252.30
					VENDOR 01-004315 TOTALS		252.30
01-007115	GEXA ENERGY, LP	I-26722864-4	01 570-0580	ELECTRICITY :	MISC. STREET LIGHTS	143134	18,546.23
01-007115	GEXA ENERGY, LP	I-26722866-4	01 570-0580	ELECTRICITY :	4617 GULF BLVD 10/10	143135	16.87
					VENDOR 01-007115 TOTALS		18,563.10
01-008211	SUSAN HILL	I-120418	01 570-9175	ELECTION EXPE:	MILEAGE REIMBURSEMEN	000014	91.67
					VENDOR 01-008211 TOTALS		91.67
01-013404	MOUNTAIN GLACIER, LLC	I-0301115581	01 570-0581	WATER, SEWER,:	WATER DEL/COOLER REN	143225	32.50
01-013404	MOUNTAIN GLACIER, LLC	I-0301122771	01 570-0581	WATER, SEWER,:	BOTTLED WATER & COOL	143225	28.00
01-013404	MOUNTAIN GLACIER, LLC	I-0301122773	01 570-0581	WATER, SEWER,:	BOTTLED WATER DEL. C	143225	60.00
01-013404	MOUNTAIN GLACIER, LLC	I-0301122774	01 570-0581	WATER, SEWER,:	COMMUNITY CTR COOLER	143225	2.00
					VENDOR 01-013404 TOTALS		122.50
01-018154	REPUBLIC SERVICES #863	I-0863001579840	01 570-0581	WATER, SEWER,:	SERV @ 4501 PADRE DE	143159	316.61
01-018154	REPUBLIC SERVICES #863	I-0863001583084	01 570-0581	WATER, SEWER,:	108 W. RETAMA, ONCAL	143233	331.74
					VENDOR 01-018154 TOTALS		648.35
01-020047	TML - INTERGOVERNMENTA	I-120118	01 570-9060	OFFICIALS/LAW:	OCT 2018 DEDUCTIBLES	143240	1,000.00
					VENDOR 01-020047 TOTALS		1,000.00

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 01 GENERAL FUND

DEPARTMENT: 570 GENERAL SERVICES

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-023168	WRIGHT NATIONAL FLOOD	I-111418	01 570-9053	FLOOD INSURAN:	FLOOD INS. 106 W. RE	143107	2,306.00
					VENDOR 01-023168 TOTALS		2,306.00
01-023900	XEROX CORPORATION	I-095309267	01 570-0510	RENTAL OF EQU:	INTEGRATED CONTRLR,	143251	108.48
01-023900	XEROX CORPORATION	I-095309269	01 570-0510	RENTAL OF EQU:	COPIER/PRINTER FINAN	143251	486.45
01-023900	XEROX CORPORATION	I-095309270	01 570-0510	RENTAL OF EQU:	COPER LEASE FIRE DEP	143251	245.93
01-023900	XEROX CORPORATION	I-095309271	01 570-0510	RENTAL OF EQU:	PRINTER LEASE PUBL	143251	984.99
01-023900	XEROX CORPORATION	I-095309272	01 570-0510	RENTAL OF EQU:	COPIER LEASE JAIL B	143251	149.40
01-023900	XEROX CORPORATION	I-095309273	01 570-0581	WATER, SEWER,:	PRINTE LEASE POLICE	143251	697.78
01-023900	XEROX CORPORATION	I-095309277	01 570-0510	RENTAL OF EQU:	COPIER LEASE RECEPTI	143251	151.19
					VENDOR 01-023900 TOTALS		2,824.22
01-1	CHRIS TOWNSEND	I-111518-09	01 570-9175	ELECTION EXPE:	CHRIS TOWNSEND: NOV	143183	220.00
01-1	TYLER BUSINESS FORMS	I-24183	01 570-0118	PRINTING :	TYLER BUSINESS FORMS	143192	408.04
					VENDOR 01-1 TOTALS		628.04

DEPARTMENT 570 GENERAL SERVICES TOTAL: 55,371.18

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 01 GENERAL FUND
DEPARTMENT: 572 SPECIAL PROJECTS
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-003447	MARIA ELENA JIMENEZ	I-1210	01 572-0558	SPECIAL EVENT:	CHARRO BEANS FOR LUN	143207	40.00
					VENDOR 01-003447 TOTALS		40.00
01-008218	HERC RENTALS INC.	I-30419013-001	01 572-9179	HOLIDAY LIGHT:	MANLIFT RENTAL-XMAS	143143	1,150.00
					VENDOR 01-008218 TOTALS		1,150.00
01-018509	SAM'S CLUB DIRECT	I-004198	01 572-0558	SPECIAL EVENT:	CARRYOUT PLATES, FRK	143104	58.10
					VENDOR 01-018509 TOTALS		58.10
01-1	ANITA GARZA	I-12202018	01 572-0558	SPECIAL EVENT:	ANITA GARZA: 25 DZ T	143258	230.00
01-1	SILVIA A. SANCHEZ	I-12202018-1	01 572-0558	SPECIAL EVENT:	SILVIA A. SANCHEZ:20	143259	200.00
					VENDOR 01-1 TOTALS		430.00

DEPARTMENT 572 SPECIAL PROJECTS TOTAL: 1,678.10

VENDOR SET 01 GENERAL FUND TOTAL: 366,698.04

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 02 HOTEL/MOTEL TAX FUND
DEPARTMENT: 590 VISITORS BUREAU
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L	ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-002893	BUGWORKS TERMITE & PES	I-73688	02	590-0415	SERVICE CONTR:	PEST CONTROL VC	143202	49.16
						VENDOR 01-002893 TOTALS		49.16
01-007115	GEXA ENERGY, LP	I-26722864-4	02	590-0580	ELECTRICITY :	VISITORS CENTER 10/0	143134	579.78
						VENDOR 01-007115 TOTALS		579.78
01-013404	MOUNTAIN GLACIER, LLC	I-0301120778	02	590-0101	OFFICE SUPPLI:	BOTTLED WATER DEL. V	143150	8.50
						VENDOR 01-013404 TOTALS		8.50
01-016600	PT ISABEL/SO PADRE PRE	I-12718	02	590-0101	OFFICE SUPPLI:	ONE YR SUBSCRIPTION	143230	22.00
						VENDOR 01-016600 TOTALS		22.00
01-018154	REPUBLIC SERVICES #863	I-0863001581288	02	590-0581	WATER,SEWER &:	SERVICE @610 PADRE,	143159	102.56
						VENDOR 01-018154 TOTALS		102.56
01-018509	SAM'S CLUB DIRECT	I-006198	02	590-0160	LAUNDRY & JAN:	CLEANING SUPPLIES	143104	39.62
01-018509	SAM'S CLUB DIRECT	I-006198	02	590-0101	OFFICE SUPPLI:	OFFICE SUPPLIE, ETC	143104	34.22
						VENDOR 01-018509 TOTALS		73.84
01-019140	MITEL	I-29937169	02	590-0501	COMMUNICATION:	VOIP PHONE SRV. NOV	143261	187.08
						VENDOR 01-019140 TOTALS		187.08
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	02	590-0530	PROFESSIONAL :	VISITORS BUREAU	143237	34.09
						VENDOR 01-019652 TOTALS		34.09
01-020057	TML MULTISTATE IEBP	I-120318	02	590-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	1,561.62
						VENDOR 01-020057 TOTALS		1,561.62

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 02 HOTEL/MOTEL TAX FUND

DEPARTMENT: 590 VISITORS BUREAU

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT		NAME	DESCRIPTION	CHECK #	AMOUNT
01-020100	T.M.R.S.	I-12042018	02	590-0080	TMRS	: NOVEMBER 2018 CONTRI	000011	982.40
						VENDOR 01-020100 TOTALS		982.40
01-020355	TK LAWN CARE	I-1263	02	590-0412	LANDSCAPE	: LANDSCAPE VC	143171	220.00
						VENDOR 01-020355 TOTALS		220.00
01-021095	UNITED PARCEL SERVICE	I-0000648239478-1	02	590-0108	POSTAGE	: SERVICE CHARGES	143175	27.00
01-021095	UNITED PARCEL SERVICE	I-0000648239488-1	02	590-0108	POSTAGE	: WEEKLY SERVICE CHARG	143246	27.00
						VENDOR 01-021095 TOTALS		54.00
01-021226	US BANK VOYAGER FLEET	I-869326488847	02	590-0104	FUELS & LUBRI	: FUEL PURCHASED OCT24	143176	111.25
						VENDOR 01-021226 TOTALS		111.25
01-023900	XEROX CORPORATION	I-095309274	02	590-0415	SERVICE CONTR	: COPER LEASE VISITOR	143251	250.35
						VENDOR 01-023900 TOTALS		250.35

DEPARTMENT 590 VISITORS BUREAU TOTAL: 4,236.63

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 02 HOTEL/MOTEL TAX FUND
DEPARTMENT: 592 SALES & ADMINISTRATION
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-002072	BEAR CLOUD SOFTWARE	I-1603	02 592-0190	SOFTWARE :	STRHELPER SOFTWARE	143114	16,000.00
					VENDOR 01-002072 TOTALS		16,000.00
01-004133	DENTON NAVARRO ROCHA B	I-24385	02 592-0530	PROFESSIONAL :	PROF SERVICES OCT 20	143212	599.50
01-004133	DENTON NAVARRO ROCHA B	I-24386	02 592-0530	PROFESSIONAL :	PROF SERVICES: OCT 2	143213	733.50
					VENDOR 01-004133 TOTALS		1,333.00
01-006170	MICHAEL FLORES	I-112918	02 592-0550	TRAVEL EXPENS:	PER DIEM: DEC 13 - 1	000013	90.00
					VENDOR 01-006170 TOTALS		90.00
01-006182	FOCUSED ADVOCACY,LLC	I-3644	02 592-0530	PROFESSIONAL SERVICES		143096	8,683.33
01-006182	FOCUSED ADVOCACY,LLC	I-3731	02 592-0530	PROFESSIONAL SERVICES		143096	8,683.33
01-006182	FOCUSED ADVOCACY,LLC	I-3785	02 592-0530	PROFESSIONAL SERVICES		143215	8,683.33
					VENDOR 01-006182 TOTALS		26,049.99
01-007122	GOLF CONNECTIONS, LLC	I-11310	02 592-0230	STOCK - PROMO:	CONF BAGS ASSORTED	143218	4,650.00
					VENDOR 01-007122 TOTALS		4,650.00
01-009004	IDSS GLOBAL LLC	I-522814	02 592-0415	SERVICE CONTR:	HOUSING & REGISTRATI	143145	3,000.00
					VENDOR 01-009004 TOTALS		3,000.00
01-013426	MUNI SERVICES, LLC	I-INV-06-004496	02 592-0530	PROFESSIONAL :	HOTADMIN-FY2018/19	143226	4,998.75
					VENDOR 01-013426 TOTALS		4,998.75
01-018071	MPI - TEXAS HILL COUNT	I-1256	02 592-0553	TRADE SHOW FE:	HOLIDAY TABLE SPONSO	143158	1,200.00
					VENDOR 01-018071 TOTALS		1,200.00
01-018164	GENE RIOS	I-120318	02 592-0550	TRAVEL EXPENS:	PER DIEM: AUSTIN TRI	143161	132.00
					VENDOR 01-018164 TOTALS		132.00

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 02 HOTEL/MOTEL TAX FUND
DEPARTMENT: 592 SALES & ADMINISTRATION
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-018525	SDN EXPERIENCES, LLC	I-100	02 592-0538	CONVENTION SE:	SPONSORSHIP PER LOI	143163	2,250.00
					VENDOR 01-018525 TOTALS		2,250.00
01-019140	MITEL	I-29937169	02 592-0501	COMMUNICATION:	VOIP PHONE SRV. NOV	143261	160.74
					VENDOR 01-019140 TOTALS		160.74
01-019150	SKIFT, INC	I-2288	02 592-0551	DUES & MEMBER:	INDIVIDUAL SKIFT RES	143105	1,047.50
					VENDOR 01-019150 TOTALS		1,047.50
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	02 592-0530	PROFESSIONAL :	SALES & ADMIN CVB	143237	125.00
					VENDOR 01-019652 TOTALS		125.00
01-020057	TML MULTISTATE IEBP	I-120318	02 592-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	3,673.78
					VENDOR 01-020057 TOTALS		3,673.78
01-020086	TEXAS SOCIETY OF ASSOC	I-89.084-1	02 592-0553	TRADE SHOW FE:	TABLE SPONSORSHIP	143169	3,000.00
					VENDOR 01-020086 TOTALS		3,000.00
01-020100	T.M.R.S.	I-12042018	02 592-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	6,080.22
					VENDOR 01-020100 TOTALS		6,080.22
01-020104	SCOTT MCGEHEE	I-220-18	02 592-0108	POSTAGE :	VISITOR FULLFILLMENT	143242	1,163.76
01-020104	SCOTT MCGEHEE	I-225	02 592-0108	POSTAGE :	VISITOR FULLFILLMENT	143242	1,342.35
01-020104	SCOTT MCGEHEE	I-226	02 592-0108	POSTAGE :	VISITOR FULLFILLMENT	143242	207.76
					VENDOR 01-020104 TOTALS		2,713.87
01-020602	TOUCAN GRAPHICS	I-25657	02 592-0101	OFFICE SUPPLI:	ART SERVICES, HOLIDA	143172	245.00
01-020602	TOUCAN GRAPHICS	I-25662	02 592-0101	OFFICE SUPPLI:	5 10 X 14 UV CUSTOM	143172	169.88
01-020602	TOUCAN GRAPHICS	I-25673	02 592-0230	STOCK - PROMO:	3PC TRAVEL KIT IN BL	143172	5,160.00
01-020602	TOUCAN GRAPHICS	I-25688	02 592-0101	OFFICE SUPPLI:	4-ENG.METAL NAME BAD	143172	73.76

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 02 HOTEL/MOTEL TAX FUND

DEPARTMENT: 592 SALES & ADMINISTRATION

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-020602	TOUCAN GRAPHICS	I-25704	02 592-0101	OFFICE SUPPLI:	50 5 X 7 POSTCARDS P	143245	20.00
01-020602	TOUCAN GRAPHICS	I-25718	02 592-0230	STOCK - PROMO:	REORDER LUGGAGE TAGS	143245	1,341.23
01-020602	TOUCAN GRAPHICS	I-25723	02 592-0230	STOCK - PROMO:	REORDER SUNGLASSES	143245	5,127.05
					VENDOR 01-020602 TOTALS		12,136.92
01-023087	JAMIE WELLS	I-113018	02 592-0102	LOCAL MEETING:	REIMBURSE LUNCH MTNG	143179	45.73
					VENDOR 01-023087 TOTALS		45.73
01-023900	XEROX CORPORATION	I-095309265	02 592-0415	SERVICE CONTR:	PRINTER LEASE CVB NO	143251	1,122.36
01-023900	XEROX CORPORATION	I-095383289	02 592-0415	SERVICE CONTR:	COPIER LEASE CVB, NO	143251	162.66
					VENDOR 01-023900 TOTALS		1,285.02

DEPARTMENT 592 SALES & ADMINISTRATION TOTAL: 89,972.52

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 02 HOTEL/MOTEL TAX FUND

DEPARTMENT: 593 EVENTS MARKETING

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-003851	INTERNATIONAL PROCTECT	I-2018-241118	02 593-8099	MISC. SPONSOR:	HOLIDAY SANDCASTLE V	143120	4,131.00
					VENDOR 01-003851 TOTALS		4,131.00
01-003904	COASTAL EVENT RENTALS	I-1057	02 593-8099	MISC. SPONSOR:	VETERENS DAY EVENT	143208	2,330.00
01-003904	COASTAL EVENT RENTALS	I-2664	02 593-8099	MISC. SPONSOR:	FAMFEST	143121	3,854.50
					VENDOR 01-003904 TOTALS		6,184.50
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	02 593-0530	PROFESSIONAL :	SPECIAL EVENTS	143237	11.36
					VENDOR 01-019652 TOTALS		11.36
01-020057	TML MULTISTATE IEBP	I-120318	02 593-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	530.54
					VENDOR 01-020057 TOTALS		530.54
01-020100	T.M.R.S.	I-12042018	02 593-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	544.69
					VENDOR 01-020100 TOTALS		544.69
01-020602	TOUCAN GRAPHICS	I-25648	02 593-0101	OFFICE SUPPLI:	2- 3 X 4 COROPLAST S	143172	140.00
					VENDOR 01-020602 TOTALS		140.00
01-020895	26point2 Consulting Gr	I-413	02 593-8099	MISC. SPONSOR:	HOLIDAY SANDCASTLE V	143174	996.51
01-020895	26point2 Consulting Gr	I-414	02 593-8099	MISC. SPONSOR:	HOLIDAY LIGHT SHOW	143174	997.94
01-020895	26point2 Consulting Gr	I-415	02 593-8099	MISC. SPONSOR:	CHILDREN WONDERLAND	143174	546.20
					VENDOR 01-020895 TOTALS		2,540.65
01-1	ANGEL O. LEAL	I-11302018	02 593-8099	MISC. SPONSOR:	ANGEL O. LEAL: SET U	143184	250.00
					VENDOR 01-1 TOTALS		250.00

DEPARTMENT 593 EVENTS MARKETING TOTAL: 14,332.74

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 02 HOTEL/MOTEL TAX FUND

DEPARTMENT: 594 MARKETING

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-001344	THE ATKINS GROUP	I-INV-13425	02 594-0537	PRODUCTION/CO:	PRODUCTION & EDITING	000004	11,973.55
01-001344	THE ATKINS GROUP	I-INV-13500	02 594-0537	PRODUCTION/CO:	CREATIVE & CONTENT S	000004	8,331.25
01-001344	THE ATKINS GROUP	I-INV-13501	02 594-0537	PRODUCTION/CO:	CREATIVE & CONTENT S	000004	11,712.50
01-001344	THE ATKINS GROUP	I-INV-13502	02 594-0537	PRODUCTION/CO:	CREATIVE & CONTENT S	000004	5,136.25
					VENDOR 01-001344 TOTALS		37,153.55
01-002142	GILAD BERENSTEIN	I-1512	02 594-0530	PROFESSIONAL :	ONE-TIME SET UP FEE,	143088	1,000.00
					VENDOR 01-002142 TOTALS		1,000.00
01-003410	SPI CHAMBER OF COMMERC	I-2019VG	02 594-0531	MEDIA PLACEME:	PRINTING OF 25,000 C	143206	11,483.50
					VENDOR 01-003410 TOTALS		11,483.50

DEPARTMENT 594 MARKETING TOTAL: 49,637.05

VENDOR SET 02 HOTEL/MOTEL TAX FUND TOTAL: 158,178.94

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 06 CONVENTION CENTER FUND
DEPARTMENT: 565 CONVENTION CENTER OPER
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L	ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-001210	AIR FILTER COMPANY	I-77283	06	565-0415	SERVICE CONTR:	HVAC FILTER SERVICE	000007	292.40
						VENDOR 01-001210 TOTALS		292.40
01-003150	CAMERON COUNTY PARKS-A	I-120418	06	565-0560	CAMERON COUNT:	LEASE PYMT FOR NOV.	143116	1,569.34
						VENDOR 01-003150 TOTALS		1,569.34
01-003419	DONNELLY HOLDINGS, LTD	I-160297	06	565-0114	MEDICAL :	MISC. 1ST AID SPPLS,	143117	94.64
01-003419	DONNELLY HOLDINGS, LTD	I-161090	06	565-0114	MEDICAL :	MISC. 1ST AID SPPLS,	143117	100.79
						VENDOR 01-003419 TOTALS		195.43
01-004283	ECOLAB INC.	I-1643449	06	565-0415	SERVICE CONTR:	DISHMACHINE RENT 11/	143125	152.19
						VENDOR 01-004283 TOTALS		152.19
01-005512	EXPRESS SERVICES, INC.	I-21557310	06	565-0530	PROFESSIONAL :	TEMP LABOR CVB NOV.	143127	374.44
						VENDOR 01-005512 TOTALS		374.44
01-006162	JUAN FLORES	I-0000690	06	565-0415	SERVICE CONTR:	LANDSCAPE SERVICE @	000009	1,350.00
						VENDOR 01-006162 TOTALS		1,350.00
01-007115	GEXA ENERGY, LP	I-26722864-4	06	565-0580	ELECTRICITY :	CVB 9/24-11/21/18	143134	20,632.83
						VENDOR 01-007115 TOTALS		20,632.83
01-007312	MANUEL GARCIA	I-12133	06	565-1001	BUILDINGS & S:	LIFT STATION PUMPS	143136	27,816.00
						VENDOR 01-007312 TOTALS		27,816.00
01-007600	GULF COAST PAPER CO. I	I-1593656	06	565-0160	LAUNDRY & JAN:	ROLL TWLS, TISSUE, L	143140	279.36
01-007600	GULF COAST PAPER CO. I	I-1595501	06	565-0160	LAUNDRY & JAN:	1- SERV PK FOR GUM R	143219	135.00
						VENDOR 01-007600 TOTALS		414.36

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 06 CONVENTION CENTER FUND
DEPARTMENT: 565 CONVENTION CENTER OPER
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT		NAME	DESCRIPTION	CHECK #	AMOUNT
01-013404	MOUNTAIN GLACIER, LLC	I-0301120783	06	565-0103-01	CONSUMABLES :	BOTTLED WATER DEL. C	143150	31.50
						VENDOR 01-013404 TOTALS		31.50
01-018154	REPUBLIC SERVICES #863	I-0863001581471	06	565-0581	WATER, SEWER :	SERVICE @ CVB DEC 1	143159	751.05
						VENDOR 01-018154 TOTALS		751.05
01-019140	MITEL	I-29937169	06	565-0501	COMMUNICATION:	VOIP PHONE SRV. NOV	143261	457.51
						VENDOR 01-019140 TOTALS		457.51
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	06	565-0530	PROFESSIONAL :	FUND 06- CVB	143237	113.64
						VENDOR 01-019652 TOTALS		113.64
01-020057	TML MULTISTATE IEBP	I-120318	06	565-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	5,205.40
						VENDOR 01-020057 TOTALS		5,205.40
01-020100	T.M.R.S.	I-12042018	06	565-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	3,877.84
						VENDOR 01-020100 TOTALS		3,877.84
01-020185	TIME WARNER CABLE	I-0029318112818	06	565-0415	SERVICE CONTR:	WIFI, 7355 PADRE BLV	143244	3,205.94
						VENDOR 01-020185 TOTALS		3,205.94
01-021226	US BANK VOYAGER FLEET	I-869326488847	06	565-0104	FUELS & LUBRI:	FUEL PURCHASED OCT24	143176	98.71
						VENDOR 01-021226 TOTALS		98.71

DEPARTMENT 565 CONVENTION CENTER OPER TOTAL: 66,538.58

VENDOR SET 06 CONVENTION CENTER FUND TOTAL: 66,538.58

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 08 FORFEITED PROPERTY FUND
DEPARTMENT: 521 POLICE DEPARTMENT
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-011204	LASER SHOT SIMULATIONS	I-111618	08 521-0150	MINOR TOOLS/E:	SPI SHARE OF LASER S	143099	6,291.25
					VENDOR 01-011204 TOTALS		6,291.25
				DEPARTMENT 521	POLICE DEPARTMENT	TOTAL:	6,291.25
				VENDOR SET 08	FORFEITED PROPERTY FUND	TOTAL:	6,291.25

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 09 PARKS, REC & BEAUTIF

DEPARTMENT: 572 GENERAL SERVICES

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-001211	ALEX AVALOS PRINTING	I-112818	09 572-0101	OFFICE SUPPLI:	MISC 18 X 24 LAMINAT	143112	35.84
					VENDOR 01-001211 TOTALS		35.84
01-003697	ANRIGE INC.	I-33531.1.3	09 572-9185	COMMUNITY EVE:	1- HANDICAP -ADA HC-	143119	120.00
					VENDOR 01-003697 TOTALS		120.00
01-006177	FRIENDS OF ANIMAL RESC	I-120318	09 572-9185	COMMUNITY EVE:	2018 CHRISTMAS PARAD	143130	50.00
					VENDOR 01-006177 TOTALS		50.00
01-007102	GIONASTICS	I-120318	09 572-9185	COMMUNITY EVE:	2018 CHRISMAS PARADE	143133	100.00
					VENDOR 01-007102 TOTALS		100.00
01-020057	TML MULTISTATE IEBP	I-120318	09 572-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	52.05
					VENDOR 01-020057 TOTALS		52.05
01-020100	T.M.R.S.	I-12042018	09 572-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	46.68
					VENDOR 01-020100 TOTALS		46.68
01-1	MARTHA FLANDERS	I-113018	09 572-0101	OFFICE SUPPLI:	MARTHA FLANDERS: REI	143109	150.79
01-1	PORT ISABEL HS SILVER	I-201812046361	09 572-9185	COMMUNITY EVE:	PORT ISABEL HS SILVE	143187	500.00
01-1	PORT ISABEL DERRY ELEM	I-201812046362	09 572-9185	COMMUNITY EVE:	PORT ISABEL DERRY EL	143188	250.00
01-1	PORT ISABEL BAND BOOST	I-201812046363	09 572-9185	COMMUNITY EVE:	PORT ISABEL BAND BOO	143189	50.00
01-1	IDEA BROWNSVILLE ACADE	I-201812046364	09 572-9185	COMMUNITY EVE:	IDEA BROWNSVILLE ACA	143190	50.00
01-1	PORT ISABEL JR HIGH SI	I-201812046365	09 572-9185	COMMUNITY EVE:	PORT ISABEL JR HIGH	143191	50.00
					VENDOR 01-1 TOTALS		1,050.79

DEPARTMENT 572 GENERAL SERVICES TOTAL: 1,455.36

VENDOR SET 09 PARKS, REC & BEAUTIF TOTAL: 1,455.36

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 21 MUN. COURT TECHNOLOGY

DEPARTMENT: 520 MUN COURT TECHNOLOGY

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-009117	TYLER TECHNOLOGIES INC	I-025-242113	21 520-0415	SERVICE CONTR:	SUPPORT & HOST WEBSI	143146	175.00
					VENDOR 01-009117 TOTALS		175.00
01-023900	XEROX CORPORATION	I-095309275	21 520-0510	RENTAL OF EQU:	COPIER LEASE MUN CRT	143251	507.05
					VENDOR 01-023900 TOTALS		507.05
				DEPARTMENT 520	MUN COURT TECHNOLOGY	TOTAL:	682.05
				VENDOR SET 21	MUN. COURT TECHNOLOGY	TOTAL:	682.05

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 30 TRANSPORTATION

DEPARTMENT: 591 SPI METRO

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT		NAME	DESCRIPTION	CHECK #	AMOUNT
01-001123	ADVANCE AUTO PARTS	I-1964	30	591-0420	MOTOR VEHICLE:	10= 20"FLEX TRFLX IM	143196	122.30
01-001123	ADVANCE AUTO PARTS	I-1980	30	591-0420	MOTOR VEHICLE:	MISC. WHEEL WTS, PAT	143196	100.42
01-001123	ADVANCE AUTO PARTS	I-1981	30	591-0160	LAUNDRY & JAN:	4-BX SHOP TOWELS	143196	55.16
01-001123	ADVANCE AUTO PARTS	I-6426834061943	30	591-0420	MOTOR VEHICLE:	24-OIL FLTRS,10 H.LM	143196	215.43
						VENDOR 01-001123 TOTALS		493.31
01-001129	A & W OFFICE SUPPLY IN	I-626887-0	30	591-0101	OFFICE SUPPLI:	POP UP DISP. PENS, E	143111	69.67
01-001129	A & W OFFICE SUPPLY IN	I-626887-0	30	591-0160	LAUNDRY & JAN:	2 BX. DISINFECTANT W	143111	100.50
01-001129	A & W OFFICE SUPPLY IN	I-626887-1	30	591-0150	MINOR TOOLS &:	1-BX EARPLUGS,	143111	38.97
						VENDOR 01-001129 TOTALS		209.14
01-001359	JESUS ARRIAGA	I-111418	30	591-0550	TRAVEL EXPENS:	MILEAGE AND MEAL ALL	000012	498.76
						VENDOR 01-001359 TOTALS		498.76
01-003160	MARY JO CAMP	I-110818	30	591-0533	MARKETING :	BROCHURE DISTRIBUTIO	143090	1,100.00
						VENDOR 01-003160 TOTALS		1,100.00
01-003869	CREATIVE BUS SALES	I-5142237	30	591-0420	MOTOR VEHICLE:	1- REAR BUMPER FO UN	143091	352.33
01-003869	CREATIVE BUS SALES	I-5150571	30	591-0420	MOTOR VEHICLE:	1- WHEEL COVER SET U	143091	327.63
						VENDOR 01-003869 TOTALS		679.96
01-004050	TERRACON CONSULTANTS,	I-TB40325	30	591-0530	PROFESSIONAL :	MISC. TESTING SERV.	143209	636.50
						VENDOR 01-004050 TOTALS		636.50
01-004133	DENTON NAVARRO ROCHA B	I-24388	30	591-0530	PROFESSIONAL :	SPI HT MATTERS OCT 2	143124	351.50
						VENDOR 01-004133 TOTALS		351.50
01-007115	GEXA ENERGY, LP	I-26722864-4	30	591-0580	ELECTRICITY :	10% & BUS BARN 9/24-	143134	1,551.68
01-007115	GEXA ENERGY, LP	I-26722866-4	30	591-0580	ELECTRICITY :	3401 PADRE BLVD STE	143135	280.27
01-007115	GEXA ENERGY, LP	I-26722866-4	30	591-0580	ELECTRICITY :	321 PADRE BLVD 9/24-	143135	17.36
						VENDOR 01-007115 TOTALS		1,849.31

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 30 TRANSPORTATION

DEPARTMENT: 591 SPI METRO

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L	ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-012091	CINTAS UNIFORM	I-538152465	30	591-0130	WEARING APPAR:	UNIFORMS FOR TRANSIT	143147	221.36
01-012091	CINTAS UNIFORM	I-538154515	30	591-0130	WEARING APPAR:	UNIFORMS FOR TRANSIT	143222	123.34
						VENDOR 01-012091 TOTALS		344.70
01-013211	DANIEL MEDINA	I-112818	30	591-0420	MOTOR VEHICLE:	REPAIR MUFFLER,TIRE	143148	213.00
						VENDOR 01-013211 TOTALS		213.00
01-013404	MOUNTAIN GLACIER, LLC	I-0301122766	30	591-0581	WTR/SWR/GARBA:	WATER DEL AND COOLER	143225	18.25
01-013404	MOUNTAIN GLACIER, LLC	I-0301122772	30	591-0581	WTR/SWR/GARBA:	BOTTLED WATER DEL. B	143225	18.75
						VENDOR 01-013404 TOTALS		37.00
01-014101	NOBLE TEXAS BUILDERS	I-6	30	591-1001	BUILDINGS & S:	MULTI MODAL	143152	340,733.72
						VENDOR 01-014101 TOTALS		340,733.72
01-016186	LUIS ISRAEL PEREZ	I-3015-18	30	591-0420	MOTOR VEHICLE:	7 UNITS WASHED #37-4	143153	245.00
01-016186	LUIS ISRAEL PEREZ	I-3016-18	30	591-0420	MOTOR VEHICLE:	7 UNITS WASHED, 37-4	143229	245.00
						VENDOR 01-016186 TOTALS		490.00
01-018052	RED BARN TIRE CENTER,	I-301792	30	591-0420	MOTOR VEHICLE:	DOT INSPECTION UNIT	143156	40.00
						VENDOR 01-018052 TOTALS		40.00
01-018154	REPUBLIC SERVICES #863	I-0863001579840	30	591-0581	WTR/SWR/GARBA:	SERV @ 4501 PADRE DE	143159	35.18
						VENDOR 01-018154 TOTALS		35.18
01-018156	RIDE SYSTEMS, INC.	I-14701	30	591-0501	COMMUNICATION:	8 EA. APC PASSENGER	143160	960.00
						VENDOR 01-018156 TOTALS		960.00
01-019140	MITEL	I-29937169	30	591-0501	COMMUNICATION:	VOIP PHONE SRV. NOV	143261	151.34
						VENDOR 01-019140 TOTALS		151.34

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 30 TRANSPORTATION
DEPARTMENT: 591 SPI METRO
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	30 591-0530	PROFESSIONAL :	FUND 30 ISLAND METRO	143237	238.64
					VENDOR 01-019652 TOTALS		238.64
01-019653	SUNDANCE FUELS, LTD	I-I78058-18A	30 591-0420	MOTOR VEHICLE:	95.GAL. KP5W20 SYN B	143167	475.00
					VENDOR 01-019653 TOTALS		475.00
01-019897	TEENA SIMON	I-121018	30 591-0550	TRAVEL EXPENS:	MILEAGE/MEAL REIMBUR	143239	72.32
					VENDOR 01-019897 TOTALS		72.32
01-020057	TML MULTISTATE IEBP	I-120318	30 591-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	7,838.10
					VENDOR 01-020057 TOTALS		7,838.10
01-020100	T.M.R.S.	I-12042018	30 591-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	6,566.54
					VENDOR 01-020100 TOTALS		6,566.54
01-020122	TEXAS TRANSIT ASSOCIAT	I-2019-23	30 591-0551	DUE & MEMBERS:	MEMBERSHIP DUES	143170	1,500.00
					VENDOR 01-020122 TOTALS		1,500.00
01-021226	US BANK VOYAGER FLEET	I-869326488847	30 591-0104	FUELS & LUBRI:	FUEL PURCHASED OCT24	143176	8,131.90
01-021226	US BANK VOYAGER FLEET	I-869326488847	30 591-0104	FUELS & LUBRI:	FUEL PURCHASED OCT24	143176	2,042.74
					VENDOR 01-021226 TOTALS		10,174.64
01-023900	XEROX CORPORATION	I-095309276	30 591-0150	MINOR TOOLS &:	COPER LEASE, TRANSIT	143251	233.16
					VENDOR 01-023900 TOTALS		233.16

DEPARTMENT 591 SPI METRO TOTAL: 375,921.82

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 30 TRANSPORTATION

DEPARTMENT: 595 METRO CONNECT

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-020057	TML MULTISTATE IEBP	I-120318	30 595-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	1,561.62
					VENDOR 01-020057 TOTALS		1,561.62
01-020100	T.M.R.S.	I-12042018	30 595-0080	TMRS	: NOVEMBER 2018 CONTRI	000011	849.99
					VENDOR 01-020100 TOTALS		849.99
				DEPARTMENT 595	METRO CONNECT	TOTAL:	2,411.61
				VENDOR SET 30	TRANSPORTATION	TOTAL:	378,333.43

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 41 PADRE BLVD IMPROVEMENT

DEPARTMENT: 562 PUBLIC WORKS

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-004050	TERRACON CONSULTANTS,	I-TB27643-1	41 562-9075	CONSTRUCTION :	GEOTECHNICAL SERV. T	143092	1,037.50
01-004050	TERRACON CONSULTANTS,	I-TB40356	41 562-9075	CONSTRUCTION :	GEOTECHNICAL SERVICE	143210	2,241.00
					VENDOR 01-004050 TOTALS		3,278.50
01-013304	MILLENNIUM ENGINEERS G	I-18-10-0082-1	41 562-0530	PROFESSIONAL :	MATERIAL TESTING SER	143101	5,401.16
					VENDOR 01-013304 TOTALS		5,401.16
01-018162	REIM CONSTRUCTION	I-06-1	41 562-9075	CONSTRUCTION :	OCT WORK ON 2018 STR	143103	60,686.86
					VENDOR 01-018162 TOTALS		60,686.86
				DEPARTMENT 562	PUBLIC WORKS	TOTAL:	69,366.52
				VENDOR SET 41	PADRE BLVD IMPROVEMENT	TOTAL:	69,366.52

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 60 BEACH MAINTENANCE FUND

DEPARTMENT: 521 POLICE

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-020057	TML MULTISTATE IEBP	I-120318	60 521-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	130.13
					VENDOR 01-020057 TOTALS		130.13
01-020100	T.M.R.S.	I-12042018	60 521-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	289.67
					VENDOR 01-020100 TOTALS		289.67
				DEPARTMENT 521 POLICE		TOTAL:	419.80

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 60 BEACH MAINTENANCE FUND

DEPARTMENT: 522 BEACH PATROL

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT		NAME	DESCRIPTION	CHECK #	AMOUNT
01-020057	TML MULTISTATE IEBP	I-120318	60	522-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	650.67
						VENDOR 01-020057 TOTALS		650.67
01-020100	T.M.R.S.	I-12042018	60	522-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	1,022.27
						VENDOR 01-020100 TOTALS		1,022.27
01-021226	US BANK VOYAGER FLEET	I-869326488847	60	522-0104	FUEL & LUBRIC:	FUEL PURCHASED OCT24	143176	182.13
						VENDOR 01-021226 TOTALS		182.13
					DEPARTMENT 522	BEACH PATROL	TOTAL:	1,855.07

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 60 BEACH MAINTENANCE FUND
DEPARTMENT: 532 ENVIRONMENTAL HEALTH
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-020057	TML MULTISTATE IEBP	I-120318	60 532-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	79.58
					VENDOR 01-020057 TOTALS		79.58
01-020100	T.M.R.S.	I-12042018	60 532-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	126.03
					VENDOR 01-020100 TOTALS		126.03
				DEPARTMENT 532	ENVIRONMENTAL HEALTH	TOTAL:	205.61

VENDOR SET: 01 City of South Padre Islan BANK: OPER
FUND : 60 BEACH MAINTENANCE FUND
DEPARTMENT: 560 BEACH MAINTENANCE
INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
PAY DATE RANGE: 11/30/2018 THRU 12/14/2018
BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L	ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-001185	AG-PRO TEXAS, LLC	I-W02353	60	560-0420	MOTOR VEHICLE:	John Deere Repairs	143197	1,260.19
						VENDOR 01-001185 TOTALS		1,260.19
01-003108	CAVENDER'S BOOT CITY	I-0051791IN	60	560-0130	WEARING APPAR:	1 PR LADIES WRK BOOT	143115	124.99
01-003108	CAVENDER'S BOOT CITY	I-43280	60	560-0130	WEARING APPAR:	WORKBOOTS, GASPAR GA	143089	150.00
01-003108	CAVENDER'S BOOT CITY	I-43287	60	560-0130	WEARING APPAR:	WORK BOOTS: C. BARRI	143089	116.99
01-003108	CAVENDER'S BOOT CITY	I-5331	60	560-0130	WEARING APPAR:	WORK BOOTS FOR ANDY	143089	109.98
01-003108	CAVENDER'S BOOT CITY	I-5405	60	560-0130	WEARING APPAR:	WORK BOOTS: OSCAR GR	143089	150.00
01-003108	CAVENDER'S BOOT CITY	I-5837	60	560-0130	WEARING APPAR:	WORK BOOTS, ADRIAN C	143089	150.00
						VENDOR 01-003108 TOTALS		801.96
01-004133	DENTON NAVARRO ROCHA B	I-24384	60	560-0530	PROFESSIONAL :	PROF SERV. : SHORELI	143211	323.50
01-004133	DENTON NAVARRO ROCHA B	I-24385	60	560-0530	PROFESSIONAL :	PROF SERVICES OCT 20	143212	74.00
						VENDOR 01-004133 TOTALS		397.50
01-008179	HDR ENGINEERING INC.	I-1200154806	60	560-0530	PROFESSIONAL :	HDR Shoreline Master	143142	1,761.45
						VENDOR 01-008179 TOTALS		1,761.45
01-008324	HOSES AND FITTINGS TOR	I-775	60	560-0420	MOTOR VEHICLE:	SERV CALL TO REPAIR	143144	732.89
01-008324	HOSES AND FITTINGS TOR	I-797	60	560-0420	MOTOR VEHICLE:	SERV. CALL TO CHECK	143144	515.00
						VENDOR 01-008324 TOTALS		1,247.89
01-011203	L & R PRECAST CONCRETE	I-13477	60	560-0510	BEACH MAINTEN:	Car-stoppers	143221	1,050.00
						VENDOR 01-011203 TOTALS		1,050.00
01-019119	SEA TURTLE, INC.	I-112818	60	560-0530	PROFESSIONAL :	FIELD TRIP 10/12/18	143165	188.00
01-019119	SEA TURTLE, INC.	I-112818-1	60	560-0530	PROFESSIONAL :	FIELDTRIP FOR 38 ON	143165	152.00
						VENDOR 01-019119 TOTALS		340.00
01-019652	STRATEGIC GOVERNMENT R	I-2018-100694	60	560-0530	PROFESSIONAL :	FUND 60 SHORELINE	143237	102.27
						VENDOR 01-019652 TOTALS		102.27

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 60 BEACH MAINTENANCE FUND

DEPARTMENT: 560 BEACH MAINTENANCE

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L	ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-020057	TML MULTISTATE IEBP	I-120318	60	560-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	4,242.40
						VENDOR 01-020057 TOTALS		4,242.40
01-020100	T.M.R.S.	I-12042018	60	560-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	3,098.84
						VENDOR 01-020100 TOTALS		3,098.84
01-020602	TOUCAN GRAPHICS	I-25678	60	560-0101	OFFICE SUPPLI:	250 BUS CARDS B HILL	143172	29.00
						VENDOR 01-020602 TOTALS		29.00
01-021226	US BANK VOYAGER FLEET	I-869326488847	60	560-0104	FUEL & LUBRIC:	FUEL PURCHASED OCT24	143176	802.81
						VENDOR 01-021226 TOTALS		802.81
01-023078	WESTERN DATA SYSTEMS	I-SI61183	60	560-0510	BEACH MAINTEN:	RTK warranty	143250	1,615.00
						VENDOR 01-023078 TOTALS		1,615.00
01-024297	ZORO TOOLS INC.	I-INV5282082	60	560-0510	BEACH MAINTEN:	Handrail Brackets	143181	322.74
01-024297	ZORO TOOLS INC.	I-INV5283687	60	560-0510	BEACH MAINTEN:	Handrail Brackets	143181	44.01
						VENDOR 01-024297 TOTALS		366.75

DEPARTMENT 560 BEACH MAINTENANCE TOTAL: 17,116.06

VENDOR SET 60 BEACH MAINTENANCE FUND TOTAL: 19,596.54

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 62 BAY ACCESS FUND

DEPARTMENT: 560 SHORELINE

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-020057	TML MULTISTATE IEBP	I-120318	62 560-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	520.54
					VENDOR 01-020057 TOTALS		520.54
01-020100	T.M.R.S.	I-12042018	62 560-0080	TMRS :	NOVEMBER 2018 CONTRI	000011	242.65
					VENDOR 01-020100 TOTALS		242.65
				DEPARTMENT 560	SHORELINE	TOTAL:	763.19
				VENDOR SET 62	BAY ACCESS FUND	TOTAL:	763.19

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 65 CAPITAL REPLACEMENT FUND

DEPARTMENT: 572 ** INVALID DEPT **

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-007399	GRAINGER	C-9009788085	65 572-1001	BUILDINGS & S:	MISC. COOPER/BRASS T	143137	1,646.40-
01-007399	GRAINGER	C-9011826907	65 572-1001	BUILDINGS & S:	4- BRASS BALL VALVE	143137	402.24-
01-007399	GRAINGER	C-9952303593	65 572-1001	BUILDINGS & S:	MISC. UNION, ELBW,CO	143137	935.18-
01-007399	GRAINGER	I-9005961603	65 572-1001	BUILDINGS & S:	4- REDUCING TEE WROT	143137	410.08
01-007399	GRAINGER	I-9943398801	65 572-1001	BUILDINGS & S:	4 EA BB VALVE, NIPPL	143137	49.84
01-007399	GRAINGER	I-9943772534	65 572-1001	BUILDINGS & S:	4 EA. BRASS ELBW,NIP	143137	71.34
01-007399	GRAINGER	I-9946101848	65 572-1001	BUILDINGS & S:	2- COPPER 45 DEG ELB	143137	131.71
01-007399	GRAINGER	I-9947516374	65 572-1001	BUILDINGS & S:	CHILLED WATER MANIFO	143137	770.88
01-007399	GRAINGER	I-9953077659	65 572-1001	BUILDINGS & S:	CHILLED WATER MANIFO	143137	3,531.12
01-007399	GRAINGER	I-9953332419	65 572-1001	BUILDINGS & S:	CHILLED WATER MANIFO	143137	801.58
01-007399	GRAINGER	I-9953696391	65 572-1001	BUILDINGS & S:	4- THREADED PIPE NIP	143137	67.64
01-007399	GRAINGER	I-9958160633	65 572-1001	BUILDINGS & S:	CHILLED WATER MANIFO	143137	1,123.98
01-007399	GRAINGER	I-9959581688	65 572-1001	BUILDINGS & S:	2- BRASS NIPPLES- AI	143137	98.64
01-007399	GRAINGER	I-9959581696	65 572-1001	BUILDINGS & S:	3- COPPER ADAPTER WR	143137	259.38
01-007399	GRAINGER	I-9959818379	65 572-1001	BUILDINGS & S:	4- COPPER 45 ELBW, A	143137	164.40
					VENDOR 01-007399 TOTALS		4,496.77
01-012051	JR'S ELECTRIC & SONS I	I-13662	65 572-1001	BUILDINGS & S:	WIRE A/C ROOF	143100	2,257.00
01-012051	JR'S ELECTRIC & SONS I	I-13682	65 572-1001	BUILDINGS & S:	WIRE PHASE II A/C'S	143100	1,810.00
					VENDOR 01-012051 TOTALS		4,067.00

DEPARTMENT 572 ** INVALID DEPT ** TOTAL: 8,563.77

VENDOR SET 65 CAPITAL REPLACEMENT FUND TOTAL: 8,563.77

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 80 ECONOMIC DEVELOPMENT CORP

DEPARTMENT: N/A NON-DEPARTMENTAL

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-020100	T.M.R.S.	I-120418	80 2470	T.M.R.S.	: EDC:NOVEMBER 2018 CO 000011		327.22
					VENDOR 01-020100 TOTALS		327.22
				DEPARTMENT	NON-DEPARTMENTAL	TOTAL:	327.22

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 80 ECONOMIC DEVELOPMENT CORP

DEPARTMENT: 580 EDC

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-012097	DARLA LAPEYRE	I-111418	80 580-0550	TRAVEL :	MISC. REIMBURSEMENTS	000006	128.32
01-012097	DARLA LAPEYRE	I-111418	80 580-0108	POSTAGE :	STAMPS	000006	10.00
01-012097	DARLA LAPEYRE	I-111418	80 580-0102	LOCAL MEETING:	CHAMBER LUNCH 11/13/	000006	20.21
01-012097	DARLA LAPEYRE	I-113018	80 580-0550	TRAVEL :	EDC:TRAVEL ALLOWANCE	000015	500.00
					VENDOR 01-012097 TOTALS		658.53
01-018099	RIO GRANDE VALLEY PART	I-120418	80 580-0555	PROMOTIONS :	ED: 2019 LEGISLATIVE	143232	500.00
					VENDOR 01-018099 TOTALS		500.00
01-020057	TML MULTISTATE IEBP	I-120318	80 580-0081	GROUP INSURAN:	DEC 2018 MEDICAL PRE	000010	520.54
					VENDOR 01-020057 TOTALS		520.54
01-020100	T.M.R.S.	I-120418	80 580-0080	TMRS :	EDC:NOVEMBER 2018 CO	000011	610.04
					VENDOR 01-020100 TOTALS		610.04
01-021232	GATEWAY PRINTING & OFF	I-4734998-0	80 580-0101	OFFICE SUPPLI:	EDC:MISC. OFFICE SUP	143247	151.33
					VENDOR 01-021232 TOTALS		151.33
				DEPARTMENT 580 EDC		TOTAL:	2,440.44

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 80 ECONOMIC DEVELOPMENT CORP

DEPARTMENT: 583 BNC BUILDING FACILITY

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-007115	GEXA ENERGY, LP	I-26722864-4	80 583-0580	ELECTRICITY	: BNC 10/23-11/21/18	143134	2,551.54
					VENDOR 01-007115 TOTALS		2,551.54
				DEPARTMENT 583	BNC BUILDING FACILITY	TOTAL:	2,551.54
				VENDOR SET 80	ECONOMIC DEVELOPMENT CORP	TOTAL:	5,319.20

VENDOR SET: 01 City of South Padre Islan BANK: OPER

FUND : 82 BNC FACILITY MAINTENANCE

DEPARTMENT: 583 BNC BUILDING FACILITY

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/30/2018 THRU 12/14/2018

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT		NAME	DESCRIPTION	CHECK #	AMOUNT
01-004268	JORGE BARAJAS	I-SPI-JL1035	82	583-0411	BUILDINGS & S:	EDC:BALANCE DUE ON B	143093	15,000.00
						VENDOR 01-004268 TOTALS		15,000.00
					DEPARTMENT 583	BNC BUILDING FACILITY TOTAL:		15,000.00
					VENDOR SET 82	BNC FACILITY MAINTENANCE TOTAL:		15,000.00
						REPORT GRAND TOTAL:		1,096,786.87

Item No. 5c

CITY OF SOUTH PADRE ISLAND
CITY COUNCIL MEETING
AGENDA REQUEST FORM

MEETING DATE: December 19, 2018

NAME & TITLE: Doug Fowler, Fire Chief

DEPARTMENT: Fire Department

ITEM

Approve a budget amendment to accept and allocate grant funds for training in the amount of $750.

ITEM BACKGROUND

The TIFMAS Grant Assistance Program was launched in 2010 as a result of Senate Bill 1011 of the 81st Texas State Legislature. TIFMAS is an acronym for Texas Intrastate Fire Mutual Aid System. The program provides reimbursement grants to career fire departments and combination department assistance programs (HB 2604 Program). Training Tuition grants will reimburse 100% of the cost of tuition for eligible courses not to exceed $87. per day per trainee, not to exceed $160 per trainee, and not to exceed $6,100. per school. The annual maximum cap per department is $12,000.

BUDGET/FINANCIAL SUMMARY

Increase line item 01-46068 (Grant Revenue) by $750.
Increase line item 01-522-0513 (Training) by $750.

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:	YES: _____	NO: ____X____
Approved by Legal:	YES: _____	NO: ____X____

RECOMMENDATIONS/COMMENTS

Approve budget amendment.

TEXAS A&M
FOREST SERVICE

3.2244

November 16, 2018

CITY OF SOUTH PADRE ISLAND

Dear Chief:

Enclosed is a check in the amount of **$ 750.00** for cost-share assistance for **(RESCUE TRAINING INTERNATIONAL)** Please call if you have questions regarding this reimbursement. Please deposit this check as soon as possible.

Sincerely,
Katelyn Tidwell
Business Specialist I
Capacity Building Department
(979)458-6637
Katelyn.tidwell@tfs.tamu.edu

Visit texasfd.com to learn more about the TFS Fire Department Assistance Programs.

We are also on Facebook! www.facebook.com/firedepartmentassistance

5-11

Item No. 5d

CITY OF SOUTH PADRE ISLAND
CITY COUNCIL MEETING
AGENDA REQUEST FORM

MEETING DATE: December 19, 2018

NAME & TITLE: Susan Guthrie, City Manager

DEPARTMENT: City Manager's Office

ITEM

Discussion and action to approve a budget amendment in the amount of $45,000 for professional fees associated with the executive search of a CVB Director.

ITEM BACKGROUND

At the December 5, 2018 Council meeting, City Council authorized the City Manager to negotiate a contract with a recruitment firm to find qualified applicants for the CVB Director position. The City Manager has selected SearchWide Global to conduct the executive search and a budget amendment is needed in order to pay for their services.

BUDGET/FINANCIAL SUMMARY

Increase line item 02-592-0530 by $45,000.

The current level of excess reserves in the CVB fund is approximately $2.2 million

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:	YES: _____	NO: X
Approved by Legal:	YES: _____	NO: X

RECOMMENDATIONS/COMMENTS

Approve budget amendment.

Item No. 5e

CITY OF SOUTH PADRE ISLAND
CITY COUNCIL MEETING
AGENDA REQUEST FORM

MEETING DATE: December 19, 2018

NAME & TITLE: Rodrigo Gimenez, Chief Financial Officer

DEPARTMENT: Finance Department

ITEM

Approve second and final reading to adopt Ordinance 18-27 amending the City's fiscal year 2018-19 operating budget to incorporate prior budget amendments and budget modifications from the month of November 2018.

ITEM BACKGROUND

The City of South Padre Island Home Rule Charter (section 5.07 (a)) establishes that supplemental appropriations should by be approved by resolution/ordinance.

The document attached summarizes the budget amendments already approved by City Council during the month of November 2018, which must be formally adopted through an ordinance.

BUDGET/FINANCIAL SUMMARY

Adoption of budget amendments approved during the November 7, 2018 City Council meeting.

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:	YES: _____	NO: ____X____
Approved by Legal:	YES: _____	NO: ____X____

Comments:

RECOMMENDATIONS/COMMENTS

Staff recommends approval of ordinance amending the 2018-2019 budget.

ORDINANCE NO. 18-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS; AMENDING THE CITY'S FISCAL YEAR 2018 - 2019 OPERATING BUDGET TO INCORPORATE PRIOR BUDGET AMENDMENTS AND BUDGET MODIFICATIONS FOR THE MONTH OF NOVEMBER 2018.

WHEREAS, pursuant to Ordinance 18-20, the City of South Padre Island (the "**City**") adopted the budget for the City for the fiscal year 2018 - 2019 (the "**Budget**), which provides funding for the City's operations throughout said fiscal year; and

WHEREAS, the City needs to adjust the Budget for municipal purposes; and

WHEREAS, City staff has recommended that the City Council of the City adjust the Budget as provided for herein; and

WHEREAS, the City Council of the City has determined that it is in the best interests of the City to adjust the Budget as provided for herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS:

Section 1. The City's Budget is hereby adjusted as follows:

- Increase General Fund expenditures by $141,688
- Increase General Fund revenues by $166,122
- Increase Hotel Motel Fund expenditures by $30,674.42
- Increase Convention Centre Fund expenditures by $34,082.70
- Increase Forfeiture Fund expenditure by $6,291.25
- Increase Padre Blvd Imp Fund expenditures by $15,000

Section 2. This Ordinance repeals all portions of any prior ordinances or parts of ordinances of the Code of Ordinances in conflict herewith and shall not be codified.

Section 3. If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this Ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this Ordinance for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

Section 4. This Ordinance shall become effective immediately.

PASSED, APPROVED AND ADOPTED on First Reading, this 5th day of December 2018.
PASSED, APPROVED AND ADOPTED on Second Reading, this 19th day of December 2018.

ATTEST:

CITY OF SOUTH PADRE ISLAND, TEXAS

Susan Hill, City Secretary

Dennis Stahl, Mayor

5-14

November-18

Description	Expenditures					
	BA #	01 General Fund	02 Hotel Motel Fund	06 Convention Centre	08 Forfeiture Fund	41 Padre Blvd Imp Fund
OPSG Vehicle Grant	1757	$ 50,000.00				
OOG Defibrillator Grant	1759	31,122.00				
SIM Range Pro Simulator	1760				$ 6,291.25	
Laguna Blvd Imp (Amberjack - M	1761					$ 15,000.00
Firefighter/Paramedic Position	1762	60,566.00				
CVB Sales Incentives	1764		$ 30,674.42	$ 34,082.70		
	TOTALS	**$ 141,688.00**	**$ 30,674.42**	**$ 34,082.70**	**$ 6,291.25**	**$ 15,000.00**
Description	**Revenues**					
	BA #	01 General Fund	02 Hotel Motel Fund	06 Convention Centre	08 Forfeiture Fund	41 Padre Blvd Imp Fund
OPSG Vehicle Grant	1757	$ 50,000.00				
OOG Defibrillator Grant	1759	31,122.00				
EMS Revenue	1762	85,000.00				
	TOTALS	**$ 166,122.00**	**$ -**	**$ -**	**$ -**	**$ -**

5/5

Item No. 6

CITY OF SOUTH PADRE ISLAND
CITY COUNCIL MEETING
AGENDA REQUEST FORM

MEETING DATE: December 19, 2018

NAME & TITLE: Darla Lapeyre, Executive Director

DEPARTMENT: Economic Development Corporation

ITEM

Discussion and possible action to approve the Economic Development Corporation proceeding with the development of an Arts Business Incubator

ITEM BACKGROUND

The EDC included an Arts Business Incubator in their 2018-19 Projects and Budget. A subcommittee was formed to assist with the development of the Project. After months of meetings and research a Business Plan was developed and a location has been determined. JoAnn Evans, the Chair of the Arts Business Incubator will present the Business Plan to the City Council.

BUDGET/FINANCIAL SUMMARY

The EDC portion of the annual cost for the Arts Business Incubator ($39,200) would come from the Designated Projects line item in the EDC budget which has a balance of $200,452.

COMPREHENSIVE PLAN GOAL

GOAL 1: The City shall develop a year-round local economy with increased residents and Policy 1.1.3: The City should continue to showcase the arts and promote live music on South Padre Island. tourists.
Strategy 1.1.3.2: The City should support forums (digital or brick and mortar) for local artists to display their works.

LEGAL REVIEW

Sent to Legal: YES: _____ NO: _____
Approved by Legal: YES: _____ NO: _____

RECOMMENDATIONS/COMMENTS

The EDC Board seeks City Council approval to move forward on this project.

ART BUSINESS INCUBATOR: A SOUTH PADRE ISLAND BUSINESS DEVELOPMENT INITIATIVE

BACKGROUND

South Padre Island is a paradise. We have a vast array of resources that make the Island a highly attractive tourist destination and our CVB, Chamber, some local business owners and non- profit groups sponsors major events that attract numerous visitors, particularly on weekends, throughout the year. We also have a great Convention Centre staff who bring convention, meeting and event visitors to the Island, year-round. In spite of all this, like most beach resort cities and many cities large and small across the nation, SPI suffers steep declines in our economy during those months we call "off season". This seasonal nature of our economy makes the Island a tough business climate in which to survive and those who do so, work hard to make ends meet from one peak season until the next. It is no surprise that many cities like ours continue to look for ways to expand the economy by attracting more visitors, especially in the months that are off season. We need tourism products that are not seasonal or weather dependent that will attract people who have the ability and resources to travel year-round.

MISSION:

The South Padre Island Art Business Incubator is intended to promote arts related business across multiple sectors of our island community. **The primary goal of the arts business incubator project is to focus on destination development that attracts visitors both on and off-season and is not weather dependent**. Using art as an economic engine, the incubator will support existing arts related businesses, nurture and grow new art businesses, engage our local community through activities such as art workshops, studio tours, gallery walks, and offer year round opportunities for visitors to experience the island's unique culture through art related events, festivals, and shopping. All of the activities associated with the arts business incubator are directed at enhancing the attractiveness of the Island as a year round tourism destination; thereby, enhancing the Island's tourism-based economy by developing a wide range of art related business and activities that showcase the Island's creative spirit, beauty, history, culture, and people.

VISION:

The Art Business Incubator is an economic development tool designed to foster the growth of retail business on South Padre Island. The incubator will provide support for up to five art related businesses for one year. At the end of one year, each participating art related business will leave the Incubator program, and through

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written contract, will continue to operate as a business independently on South Padre Island for a minimum period of time. The art related businesses considered for the Incubator will include all art sectors of 2-D and 3-D visual arts, ranging from traditional painting to technology-based arts. The Incubator's purpose is to stimulate stable economic activity, unaffected by seasonality or weather. The Incubator's ultimate goals are multi-dimensional:

- To attract art tourism and offer visitors opportunities to explore and engage in a new dimension of our incredible Island.
- To establish solid, long-term business and economic growth for South Padre Island by establishing a program that helps artists form and grow a sustainable, small business which will thrive in the competitive art market.
- To build a name and reputation for SPI as a Cultural Art Destination, creating yet another attractive amenity for visitors – another reason for a potential visitor to choose South Padre Island as a vacation destination and perhaps make their stay here, a longer one. Arts and cultural tourism visitors are typically visitors who have extra money to spend on arts related purchases and they can have a substantial impact on retail sales and sales taxes.

GOAL:

The goal of the Art Business Incubator is to nurture and establish a sufficient mass of art related businesses in order to allow us to market South Padre Island effectively as beach destination that is also an art destination and to attract an audience of art patrons to the Island who will increase business for all the current and future businesses on the Island.

WHAT IS AN "ARTS BUSINESS INCUBATOR" and HOW WAS THE SPI MODEL DEVELOPED?

Across the nation, in cities large and small as well as in rural areas, policy makers are trying to capitalize on the art resources in their community in order to assist them with community development initiatives, particularly initiatives focused on economic development. The Art Business incubator is a type of business incubator that is being used by communities across the country to grow their community as an art destination with many art related for profit and non-profit art-related businesses. A working definition of an art business incubator is an organization that supports future artistic entrepreneurs by helping them enter the creative industries sector. Art incubators are a platform that empowers artists to implement their business and artistic ideas. An array of services may be provided by an art incubator program including training in business planning and practices, physical space, low-income or subsidized housing, capital, coaching, common services and resources, and networking connections.

The positive impact of the services offered by an art incubator is the impact that those services have in terms of the ability of the stakeholder artists who participate in the program to achieve their goal of establishing a successful art related business on the Island. The services provided by the incubator lower the barriers to success, confer legitimacy on the artists' work, cushion the risk for them during the early stage development of an art business, and also enhance their individual self-sufficiency in the market driven economy of the 21st Century. The incubator helps connect the artists with their clients and to connect their means (the art) to their ends (a successful business). The one year residency program provided by the art business incubator will help the artists sculpt their plan for a sustainable business, position them in the marketplace, create their brand, and develop a client base.

The initial planning for the South Padre Island Art Incubator began with the members of an Arts Advisory committee. The group included 27 local artists and business owners all unified in strong support of creating a South Padre Island Art Business Incubator. They were also committed to the community development goal of growing the existing art and culture related economy of the Island by marketing the Island as an Art Tourism Destination. This original group outlined the goals and major components of an SPI Art Incubator model.

From there, a sub-committee of ten volunteers was selected to plan the details of the initiative. The SPI Incubator sub-committee members represent Seaside Studio, The Laguna Madre Art League, The Laguna Madre Art Gallery, El Paseo Arts Foundation, Art Space, Kingfisher Gallery, Hunter Gallery, Indigo Gallery, and an art related non-profit organization called "Washed Up", an organization dedicated to using art to raise public awareness about the incredible amount of trash that pollutes the oceans, damages our beaches, endangers our sea life. Fernando De La Garza, a seasoned business incubator entrepreneur, has also shared his expertise with the subcommittee, and City Manager Susan Guthrie and EDC Director Darla Lapeyre provide support and direction for the subcommittee.

The development of the plan for the SPI Art Incubator model was aided substantially when Ray and Nancy Hunt offered a large donation to support the initial start-up costs for the Art Business Incubator. They are willing to donate, rent free, an entertainment district storefront location on Padre Blvd. to serve as the central hub for the Art Incubator. The building is located in the heart of the entertainment district and is very pedestrian friendly with easy access to other entertainment district destinations. The Hunt's donation offer includes the cost of remodeling the space to support the uses planned for the hub; the cost of the regular maintenance and utilities for the space, the salary for full-time clerical support, rental fees for additional studio space, and an initial supplies stipend. They are willing to negotiate a memorandum of understanding with the EDC with a three year commitment to the program.

During the initial meetings of the subcommittee, certain parameters were defined for the initiative. These include the following:

1. The Incubator will promote local existing artists in business as well as establish new art-related businesses.
2. The Incubator project, along with related-art activities, are intended to help develop SPI as a year-round art destination, thus reducing the negative impact of our seasonal economy.
3. The incubator should be designed to generate enough revenue to support the initiative's ongoing expenses and ultimately to become a self- sustaining enterprise.
4. The Art Incubator should not be designed to compete with existing art-business; rather it should include components and activities that will build upon and support the existing art-related businesses in our community.
5. A principal goal of the Art Business Incubator project is to draw a larger group of tourists who are interested in art and culture; thereby, increasing the numbers of patrons for all art-related businesses.

THE SPI ARTS BUSINESS INCUBATOR IN ACTION:

In order to accomplish these goals, the Art Business Incubator will seek established artists who are willing to relocate to the bay area and open an art-related business on South Padre Island.

- Through a vigorous first round application and selection process judged by professionals from both the art and business sectors, the top five candidates will be selected.
- This group of art related business candidates will enter into a probationary period during which they will be required to attend the Kauffman Entrepreneurial Fast Trac; a scholarship program offered to them by the Economic Development Corporation of South Padre Island.
- At the end of that class, these five finalists will be required to present a fully developed business plan to a second panel of judges. The completion of a financially feasible and solid art-related business plan will be the ultimate deciding factor as to whether all five finalists will be eligible for acceptance into residency for the Incubator program. All five may make the cut, or only a few may successfully complete a plan that is eligible for acceptance into the Incubator.
- Once accepted, the artists have completed the probationary period and will be supported by the nurturing business environment of the Incubator.
- The participants will be given incentives over the course of a one year period to aid them in their relocation and establishment of an art business on South Padre Island.
- The Incubator Program is designed to give these art business entrepreneurs every opportunity to ensure their future, long-term business success on South Padre Island. The Incubator incentives include a variety of components such as local and national marketing; studio space; a Padre Blvd., entertainment district storefront point of purchase and display space; a website for online sales; a supplies stipend; managerial and bookkeeping

support; event planning, funding and coordination; and art business mentorship.

In return for these invaluable incentives supplied by the Incubator, each participant will be required to create and market saleable art products.

- The art will be sold out of the Incubator storefront at an industry standard of 60/40-commission split, whereby 40% of each sale will be deposited back into the Incubator Program.
- Each participant will also be required to pledge 30 hours per week, on a set and published schedule, to work creating art in their designated studio space or engaging with arts patrons. 10 hours of the work time must be spent at the Incubator Hub, which will house the retail gallery where guests can view and purchase artworks. These required hours of service will both engage the artist with the community and develop customer service skills in a retail business setting.
- The participants will also be required to meet together on a weekly basis and serve as a support for each other. These meetings will serve as an opportunity for sharing art business ideas and discussing art business challenges. The meetings will also provide an opportunity for the incubator artists an opportunity to help mold the future of the Incubator Program through their formative feedback. The collaborative meeting time will sometimes include other local artists so that they can learn from one another and network to share ideas and develop art events and activities that will promote business for all the art-related businesses on the Island.
- After one full year of residency and support in the Incubator, each participating Incubator artist must pledge in a written contract that he or she will establish an independent art related business on South Padre Island, as set forth in their business plan, for a period of no less than 18 months.
- During the 18 month residency period, they will be required to provide a specified number of hours of mentoring for the following year's participants in the Art Business Incubator Program.

These strict requirements are necessary to support the success of the Incubator participants in their efforts to establish a successful business, and they are also necessary to ensure the overall success and the achievement of intended outcomes of the Incubator Initiative. The value and success of the Incubator Initiative will be measured in terms of the number of successful art-related businesses that are created on South Padre Island and by measureable indicators of positive economic benefits of the program. Ultimately, we can study the Initiative's impact in terms of long-term, off season economic growth and the year-round art tourism destination business sales.

THE ART BUSINESS INCUBATOR HUB

The Art Business Incubator Hub will be located in the South Padre Island entertainment district. Nancy and Ray Hunt have generously offered to donate to

the EDC a large store that is part of their mall location on Padre Boulevard for use as the Incubator Hub.

This location is ideal because it will serve as a showroom and storefront for art to be exhibited and sold in a high-traffic, walkable area of the Island. The facility includes sufficient capacity to provide some of the artists with studio space to create their art. It is also large enough to give visitors the opportunity to visit one on one with working artists; and it has office and classroom or open space as well. The open flex space play has an important function for the Hub. It can become a location for lectures, demonstrations, special exhibits or performances for all ages. An annual calendar for these events will be developed and publicized in order to expand the audience for art and make art accessible to everyone through education and collective artistic events. The importance of the Hunt's offer to make this generous donation to support this effort is immeasurable, as the location will serve as the Hub space for the Art Incubator project. It will be the center of art business activity and events for the Incubator artists and other area artists. **Its location is also extremely valuable in that it brings the visitors interested in art-related retail to the center of the entertainment district, within walking distance to nearby restaurants, clubs, and other Island attractions.**

The Hub plays a pivotal role in the Incubator Initiative.

- The Hub will host the Incubator's Gallery Store and some of the artists' workspaces.
- The Hub will be the location for regular art-related lectures, demos or classes, as well as some special art events.
- There will be a conference room area where Incubator artists can meet together and where each can meet with a mentor for ongoing training. These meetings will also provide opportunities for formative evaluation of their incubator experience.
- The Hub will be a location for information on the Island's area art businesses and events; a location where visitors can purchase tickets for special art tours or classes or activities; and where they can pick up maps identifying the location of local galleries and other businesses where art is displayed and sold. The maps can also provide some interesting details about individual local artists and some of the history of the wonderful art work that has been created on the Island or for Island businesses. The maps will also provide trails and transportation guides to help visitors access the various locations.
- The tours, classes, lectures, demos and arts activities are a very important component of the Initiative. These activities would be designed to welcome the public. The hope is that through these art-related events the Incubator initiative will engage the public, both visitors and locals- with the spirit, history, culture, ecology and beauty of the Island.

With art as the central, unifying force for all the Incubator Hub elements and activities, it will be a portal that connects the public to the art and to the artist, and

ultimately to the uniqueness of the Island. The Hub, with its strategic location, will be the place where year round art learning, entertaining, socializing and shopping can take place, and it can help to make the entertainment district an even more vibrant area, day and night.

EVENTS

In order to attract a new audience for art, we need to do something different than what we have always done. We are trying to create an art destination as part of our beach, water sport and eco-tourism resort destination economy. To transcend the seasonality of Island tourism, the Incubator plans to market, and host a variety of art events throughout the year. These events will serve the very important purpose of connecting local artists to would-be buyers. Attendees have the opportunity to mingle with artists and other art-lovers, and, over time, the events will help to build a regular audience for art and cultivate relationships that may lead to regular art purchases every month.

Monthly Events such as First Friday of every month, POP UP Events, or SPI Saturday Afternoons, will give our local artists a chance to show their work to the public. Artists embedded in the Incubator Program will have open studios during these events. Open studio events provide access to the public to learn more about the artists and their work and to witness their work in progress. Established Island art businesses will be included in these events, encouraging attendees to visit multiple retail locations, and support the art community in its entirety.

The Incubator sponsored events will include artist talks, workshops and lectures, providing both incubator artists and established artists on the Island an opportunity to share and present their work.

One of the unique aspects the SPI culture is that we celebrate several holidays throughout the year that reflect the cultural diversity of the area. Cinco de Mayo and Diez y Seis de Septiembre are celebrations that bring tourists to the Island in May and September. April brings Easter and Semana Santa. Early November brings Dia de La Muerte. And December, of course brings Christmas and many other religious winter holidays. These are notable off-season holidays during which the Incubator will host special art events and festivals, bring in visiting artists or exhibits, schedule meet and greet events with artists and promote, through art, the cultures celebrated during these holidays.

ART BUSINESS INCUBATOR'S BUSINESS PLAN

The Art Business Incubator Subcommittee has set a start date goal of January 2019 for the Incubator initiative. In order to meet this start date goal, they have developed a detailed plan for the application and selection of Incubator participants. They have also outlined all the incentives that participants will receive, the requirements for participants both during and after the one year of Incubator support, and the budget for the Initiative. Finally, they have developed a plan for outcome measures of the program.

I. CRITERIA FOR ART BUSINESS INCUBATOR APPLICANTS

In order to be considered as a candidate for the SPI Art Business Incubator Initiative, each applicant is required to submit the following requirements.

1. A completed application that certifies the applicant's commitment that if selected for the program he or she will:
    a. Attend all sessions of the Kauffman Fast Trac training and subsequent training and mentoring during the Art Business Incubator Residency;
    b. Create a fiscally viable business plan, and develop that plan in action as part of the Art Business Incubator Residency;
    c. Work thirty hours per week over three to four days per week as an artist in the incubator program. The thirty hours must include, but is not limited to, work time in studio space, at least ten hours working in the "hub" store to keep the gallery space open to the public, and time offering public demonstration or lectures;
    d. Provide a specified number of mentoring hours for the next group of artists in the incubator program during the eighteen months following the Art Business Incubator Residency;
    e. Establish and operate an art-related business on the Island for at least eighteen months;
2. An artist statement that provides an outline or detailed description of the artist's conceptual plan for an art-related business the artist would like to establish on the Island. This conceptual business plan is not intended to be a complete business plan; rather, it should describe the business project that the artist will be working to develop and refine during his/her tenure in the Incubator Program. A complete business plan for the proposed enterprise must be submitted by the finalists after they have had the benefit of the Kauffman Entrepreneur FastTrac course.
3. A resume containing evidence of an MA or MFA in a field of art or evidence of three years of professional work experience;
4. Two letters of reference that attest to their educational excellence, the depth and level of their training, their work in their art field, their work ethic, and the quality of their work.
5. A portfolio of 6-10 pieces of the artist's best work that provides supporting evidence of the quality of their art work and their readiness to become a "working artist with a saleable art product."
    a. The work samples in the portfolio should be presented as jpeg files 800 pixels in the longest dimension, 72 dpi.
    b. The work samples submitted should include work that has been recognized as quality work in a juried show, or work that has been sold to members of the public.
    c. The portfolio may include a video of a maximum of four minutes in length, depicting the artist at work or in a work setting, dealing with art buyers.

d. During the personal interview portion of the selection process, the images will be presented one at a time as a projection and the judge's panel may question the applicant about his/her work.
e. The portfolio should also demonstrate that the work can be transported or shipped efficiently and safely, as the major audience for an art-related business on South Padre Island is a tourist audience who will need purchased art shipped to their residence.

6. A link to the applicant's website and/or online presence if one exists.

II. SELECTION OF THE ARTISTS

There will be three rounds of elimination for all applicants.

Round One

Art Incubator Sub Committee will initially review all applications submitted. Incomplete applications will not be moved forward. The sub-committee will narrow applications to ten semi-finalists through a democratic voting process.

Round Two

The Art Business Incubator Sub Committee will choose five impartial judges to adjudicate Round Two of the selection process. These impartial judges will not have a personal connection to any of the applicants. All judges will be either professional artists engaging in business, Professional Art Educators working at the university level, Museum curators, or other art incubator committee members from neighboring cities such as McAllen.

This panel of judges will review the applicant's resumes, portfolios and letters of intent and then conduct an in person interview with the final ten applicants. This interview should include a presentation of the artist's work and a discussion of the artist's concept for creating an art-related business.

The panel of judges will choose five applicants for probationary acceptance into the Incubator program and will recommend these five finalists to the Kauffman Entrepreneurship FastTrac course.

Round Three

Upon completion of the Kauffman Entrepreneur FastTrac course, the five finalists will be given approximately two months to write a comprehensive business plan for an art-related Island business.

Five judges, chosen from the Kauffmann program (Kaufmann educators, graduates, or affiliates) will evaluate the finalists' business plans. Only those finalists who clearly demonstrate a solid grasp of business strategies and who present a financially feasible business plan will be recommended to enter the Art Business Incubator Program.

III. INCENTIVES TO ART BUSINESS ENTREPRENEURS IN THE ART BUSINESS INCUBATOR

Once an applicant's art business is accepted into the Art Business Incubator Program, there are numerous incentives provided to help the artist create a strong foundation from to launch an independent business. As many of the Incubator subcommittee members are art business owners themselves, they collectively formed this list of what is necessary to get any art business off the ground. These services include:

1. Studio space: Studio spaces offered by existing art businesses are available and will be utilized when an existing space is suitable for the type of art that the Incubator artist is creating. In addition, some studio space will be available at the Incubator Hub location and can be adapted to meet the art-related needs of the Incubator artist(s). To the extent possible, there will be tool access for multiple artistic practices. Artists will be offered a stipend for studio space if they need to pay rent to existing studio spaces on the Island. The nature of the art being produced will be the ultimate determining factor in choosing where the studio space for each Incubator artist will be located.
2. Each Incubator Artist will have access to gallery wall space with proper lighting for artists at the Hub. This is the primary location where they will display and market their work. They may have additional gallery space as part of their studio space and are expected to set-up an on-line gallery to market their work.
3. Each Incubator finalist will receive a scholarship to the Kauffman Training valued at $700. This training will be necessary to write a comprehensive business plan.
4. Each Incubator artist will receive an initial supplies stipend.
5. Each Incubator artist will receive a stipend of $200 per month for personal expenses.
6. Each Incubator Artist will have access to free WIFI and receive support for website hosting and design to facilitate the online sales of art
7. All Incubator artists will have access to shared office space and sufficient technology equipment to allow them to create and manage their portfolios, communicate with the artistic community and develop marketing campaigns for their work.
8. Maintenance, repairs and janitorial services will be provided for the Hub.
9. All Incubator artists will share the help of a full-time employee for scheduling, shipping, and help in Incubator Store
10. All Incubator artists will share storefront space for exhibiting and a POS system for selling artwork
11. All Incubator artists will receive ongoing training and or mentoring to assist them in establishing their art-related business and inhabiting the virtual landscape for branding, sales and marketing.
12. All Incubator artists will benefit from special events hosting services and marketing across many platforms through the CVB, EDC, and the Incubator.

IV. REQUIREMENTS FOR THE ART BUSINESS INCUBATOR ARTISTS

As part of their participation in the Art Business Incubator Program, each artist will commit to meeting the following list of requirements.

1. Each participant will be required to pledge to work a minimum of ten hours per week in the Hub where they will host visitors and assist patrons who are visiting the gallery or purchasing art work on display there.
2. Each participant will commit to working a minimum of twenty additional hours per week (over a period of three to four days per week) on a set and published schedule. This time may be spent creating art in their designated studio space: hosting visitors at the Incubator Hub: engaging with the community by teaching classes: giving lectures or demonstrations; or participating in special events. These required hours of service will both engage the artist with the community and develop customer service skills in a retail business setting.
3. The participants will also be required to meet together on a weekly basis and serve as a support for each other. These meetings will provide an opportunity for sharing art business ideas, discussing art business challenges and evaluating the Incubator program services.
4. Each participant will agree to sell their art through Incubator storefront at an industry standard of 60/40-commission split, whereby 40% of each sale will be deposited back into the Incubator Program.
5. After one full year of residency in the Incubator, each participating Incubator artist must pledge in a written contract to establish an independent art related business on South Padre Island, as set forth in their business plan, for a period no less than eighteen months.
6. During that eighteen month period, they will commit to providing a specified number of hours of mentoring for the following year's participants in the Art Business Incubator Program.

IV. BUDGET

In order to ensure the best possible outcomes for new art-related businesses to establish themselves on South Padre Island, the Incubator Program will offer many financial benefits to and provide necessary services for the art business entrepreneurs in the program. The Incubator Budget listed below contains initial, startup expenses along with recurring expenses associated with supporting individual art related business training and support that require funding from the SPI EDC budget. The sales and the events and activities of the Incubator itself are designed to generate revenue and will fund much of the recurring expense budget.

ARTS BUSINESS INCUBATOR EXPENSES					
# OF ARTISTS	5				
		Initial Costs		Recurring Costs	Covered By
Rent			$	24,000.00	H
Utilities			$	3,000.00	H
Studio Space (off site)			$	7,000.00	H
Kauffman Training			$	3,500.00	EDC
Initial Supplies Stipend ($1k ea)			$	5,000.00	H
Artist Stipend ($200/mo)			$	12,000.00	EDC
Leasehold Improvements/Furnishings	$	20,000.00			H
Insurance (Liability/Contents)			$	3,000.00	?
Internet			$	1,200.00	H
Website Design for online store	$	500.00			EDC
Website Hosting/Maintenance for online store			$	1,200.00	EDC
POS System	$	1,500.00			EDC
Bookkeeping Fees			$	2,400.00	EDC
Technology/All in One Printer ($600)	$	4,000.00			EDC
Equipment	$	1,000.00			EDC
Office Supplies			$	500.00	EDC
Building Maintenance and Repairs			$	2,000.00	H
Janitorial Services			$	1,200.00	H
Window Washing			$	720.00	H
Special Events ($300 x12)			$	3,600.00	CVB/EDC
Ongoing Training/Mentoring			$	3,000.00	EDC
Full-time Employee			$	30,000.00	H
Benefits			$	9,000.00	EDC
Judge's Fee			$	1,000.00	EDC
SUMMARY					
Hunt's	**$**	**20,000.00**	**$**	**74,120.00**	
EDC	**$**	**7,000.00**	**$**	**39,200.00**	
	$	**27,000.00**	**$**	**113,320.00**	

V. REVENUE

The long term sustainability of the Art Business Incubator lies in its own business success. There are many avenues of revenue available to the Incubator. This revenue can be used to support the future growth and sustainability of the Arts Incubator Program.

- Direct Art Sales through the Incubator Hub retail store
- Web Site Sales through the Incubator on-line store
- Ticket sales to festivals and special events
- Add-on sales for workshops, demonstrations, classes, guest lectures
- Incubator Membership Sales – Members receive special opportunities to preview and purchase new art, early admittance to art events, private access to artists' studios, private showings and other benefits

VI. MEASURABLE OUTCOMES

In order to track the success of the Art Business Incubator program, the Incubator will employ a variety of techniques.

In terms of formative evaluation, the quality and effectiveness of the Incubator program itself will be assessed by participants during their conference meetings and meetings with mentors. During the course of the year they are part of the Incubator program, they will play a role in helping to shape and improve the services provided for future participants.

The summative evaluation will look at the following outcome measures.

- Attendance: Attendance to events will be monitored. This includes sign in sheets at the hub and other galleries and studios during First Friday or other events, along with ticket sales to festivals and add-on tour ticket purchases.
- Demographics: Using the power of surveys, we will collect data on the locations from which our attendees originate; how far they are traveling to the Island; how many nights they are staying on the Island and if they are staying in hotels and condo rentals; how often they attend various Incubator events; and how they learned of events. This will identify and pinpoint successful Incubator marketing strategies.
- Direct Sales Revenue: Bookkeeping and Point of Sale software will be tracked and monitored by the SPI EDC. Revenue earned through direct art sales, on-line art sales, ticket sales, add-on events, and sales of memberships to the Incubator will be collected by the SPI EDC and invested back into the program to help the Incubator become a wholly, self-supporting entity.
- Sales Tax Revenue: Monthly sales tax revenues from previous years can be compared to revenues during the Incubator Program year and subsequent years. Direct art sales tax revenues can be collected.
- Web Hits: Marketing data will be collected from a variety of internet sources. The number of visitors to the Incubator website and the CVB and EDC website links to the Incubator; and the number of visitors who click on Incubator page visits through the CVB, EDC, and Chamber of Commerce websites or social media.

CONCLUSION

The Art Business Incubator of South Padre Island is an innovative program that combines the highly successful, and widely used model of business incubators with the creative talents of artists to develop a community of accomplished artists running independent, successful art-related businesses. The Art Business Incubator program and Hub facility provide unparalleled support for artists for both the creation of art and the development of art-related businesses.

Becoming a professional artist requires space, equipment, time and most importantly business acumen. Unfortunately, without business knowledge, many

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artists find it impossible to make a decent living as an artist and are either discouraged from making the arts a career or forced to survive on a substandard income. Unfortunately education and training programs for art students seldom provide the kind of business training that is provided in other industry professions.

The most critical aspect of the Art Business Incubator training involves participation in the Kauffman FastTrac program, with focus on the arts industry. The residency program holds Incubator participants to a strict business-orientated work schedule, producing saleable works of art, devoting time to running the Incubator Hub store, offering open studio space to engage with the public, and participating in ongoing business development training and collaboration with other Incubator artists. The program also provides the Incubator artists the opportunity to participate in community-sponsored art events. The post-residency phase requires every Incubator artist to open an independent business location on South Padre Island and commit to a minimum of 18 months of operation on SPI. Additionally, these artists will help improve the quality of future Art Incubator efforts, by serving as mentors to new Incubator participants, sharing experiences and lessons learned with the new participants.

Developing South Padre Island's reputation as an important player in the visual arts business will draw attention to the creativity that exists in and is nurtured by our beautiful Island community. Community development as well as economic development are two primary outcomes that the Art Business Incubator is designed to achieve. However, there is an additional benefit of bringing more arts into the community. It is a quality of life benefit and can be best described as "building a sense of community."

By supporting and nurturing the growth of a strong arts community, South Padre Island prospers economically, socially and culturally, and also enhances the quality of life and relationships for those who call the Island home. The arts are an important way that community members recapture the narrative of what makes the Island a great place to live and work, and a great place for investment. The arts explore and celebrate the local history and culture, recognize and celebrate the beauty of the natural environment, all its resources and inhabitants, and recognize and celebrate the spirit and uniqueness of its people. Bringing people together in a shared experience of art promotes understanding. Our ability to create art (not only in the sense of fine arts, but in science, engineering, etc.) is what makes us human.

All of the committee members who have helped develop SPI's Art Business Incubator Proposal realize that the beach will always be the number one reason that visitors come to South Padre Island. Beach-related activities, water sports, and our wonderful eco-tourism resources including Sea Turtle, Inc., the SPI Birding and Nature Center and the Native Plant Center are the primary economic drivers of our economy. However, our community benefits by increasing the number of attractions and amenities that we have to offer visitors, and when those additional attractions are not seasonal or weather-related, they add diversity to our offerings. Many previous economic development surveys of our visitor base have identified

the need for more, high-end retail shopping. Art-related business help to fill the bill and provide the additional element of being an art and culture tourism driver. People do make travel choices based on art and culture options.

Art can be a powerful engine for economic development and also for community development in its most basic form- the connections between people. The work of developing an arts destination has the power to enhance the economic vitality of South Padre Island and to enhance the shared culture and sense of community of South Padre Island.

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South Padre ISLAND, TEXAS
ECONOMIC DEVELOPMENT CORPORATION

Arts Advisory Committee

Name	Email	Organization
Beth Fedigan	bethfedigan@gmail.com	Laguna Madre Art Gallery
Bob and Peggy Paris	bpparis@aol.com	Seaside Studio
Brian Clifford	mijoranch@yahoo.com	Seas the Day
Carol Plumb	carolplumb98@yahoo.com	Seaside Studio
Cassandra Bazhaw	cassandrabazhaw@gmail.com	Laguna Madre Art League
Christina Salazar	indigoart2015@gmail.com	Mira and Indigo Art Gallery
Clarissa Vasquez	theartfix1@gmail.com	The Art Fix
Danny Dollar	speakeasy1923@yahoo.com	El Paseo Arts Foundation
Fernando De la Garza	fdgarza@gmail.com	Entrepreneur
Gloria Bates	globates2@aol.com	Port Isabel Flea Market- Market By the Bay
Jenny Lundak	jennylundak@yahoo.com	Art Space
JoAnn Evans	evansmnp@hotmail.com	El Paseo Arts Foundation
Laurel Alvarez	ranchopocodinero@frontier.com	Laguna Madre Art League and Gallery
Laurie Gaudi	lauriegaudi@gmail.com	Art Space
Lucinda Wierenga	spisandy@gmail.com	Sandcastle Island Inc.
Marisa Amaya	marisa@sopadre.com	SPI Convention and Visitor's Bureau
Mary Wallace Green	marywallacegreen@yahoo.com	Seaside Studio
Mike Miller	mmiller35@gmail.com	Laguna Madre Art League
Rod Hunter	hunterservices.tx@gmail.com	Hunter Gallery
Sally Jo Gembala	saljogem@yahoo.com	The Valley Voices
Sandy Margret	sandymargret@gmail.com	Kingfisher Gallery
Sarah Kulungowski	sk6413@yahoo.com	Co- Founder of Washed Up
Susan Guthrie	sguthrie@myspi.org	City Manager
Tamera McLaughlin	tlmac22@msn.com	Life Local Art Gallery
Virginia Eggert	virginiakeylargo@aol.com	Laguna Madre Art Gallery
Voncille Zama	voncillemg@sbcglobal.net	Laguna Madre Art Gallery
Wendy Hauschildt	wendy@bluestarfishdesign.com	ArtSea Gallery

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Arts Incubator Sub-Committee

Name	Email	Organization
Bob and Peggy Paris	bpparis@aol.com	Seaside Studio
Cassandra Bazhaw	cassandrabazhaw@gmail.com	Laguna Madre Art League
Christina Salazar	indigoart2015@gmail.com	Mira and Indigo Art Gallery
Fernando De la Garza	fdgarza@gmail.com	Entrepreneur
JoAnn Evans	evansmnp@hotmail.com	El Paseo Arts Foundation
Laurie Gaudi	lauriegaudi@gmail.com	Art Space
Mike Miller	mmiller35@gmail.com	Laguna Madre Art League
Rod Hunter	hunterservices.tx@gmail.com	Hunter Gallery
Sandy Margret	sandymargret@gmail.com	Kingfisher Gallery
Sarah Kulungowski	sk6413@yahoo.com	Co- Founder of Washed Up
Susan Guthrie	sguthrie@myspi.org	City Manager

EDC Budget for Fiscal Year 2018-19 Approved

	Budget Approved for 2017-18	current year estimate	Increase/Decrease	Budget Proposed for 2018-19	Notes
REVENUE					
Sales tax	**$ 770,000**		**$ 43,000**	**$ 813,000**	
Revolving Loan Revenue(Principal)	**11,128**		**453**	**11,581**	BNC Loan - Principal
Interest Revenue (BNC Loan)	**1,647**		**(453)**	**1,194**	BNC Loan - Interest
Miscellaneous Revenue	**10**		**-**	**10**	BNC Annual rent
Total Revenue	**782,785**		**43,000**	**825,785**	
EXPENSES					
ADMINISTRATIVE - EDC					
Salary	$ 60,770			$ 60,770	
Medicare	1,252		(110)	1,142	
Group insurance	6,831		497	7,328	
Retirement	7,873		264	8,137	
Workers compensation	159		5	164	
Unemployment Tax	137		5	142	
Temp Help-Summer Intern	3,000		-	3,000	
TOTAL ADMINISTRATIVE- EDC	**80,022**	77,022	**661**	**$ 80,683**	
OPERATING - EDC					
Office supplies	1,000	800	(100)	900	
Local meetings	500	500	200	700	Business lunches, meeting supplies
Books, publications	600	200	(200)	400	Demographics, PI Press, Valley Star
Postage	200	100	(100)	100	Stamps, Shipping Charges (UPS, FedEx)
Information Technology	1,500	1,000	(500)	1,000	IT equipment, grant software
Communication	800	730	-	800	Fax line
Training	1,500	500	-	1,500	TEDC, Seminars, Webinars, IEDC
Insurance	1,000	908	-	1,000	D&O Liability
Professional services					
Legal	2,000	1,500	(500)	1,500	
Web	3,000	3,000	-	3,000	Annual fees for Website and software
Continuing Disclosure(Bond)	-	4,000	4,000	4,000	Estrada Hinojosa Bond Counselor annual contract
Audit/Other	3,500	3,000	(500)	3,000	Reimburse City for Audit and Bank Services
Total Professional Svcs.	**8,500**	11,500	**3,000**	**11,500**	Total of Lines 30-33
Advertising	3,500	3,000	-	3,500	Chamber, Classifieds, RGV Partnership
Travel	6,000	4,000	-	6,000	IEDC, TEDC, Sales tax training, Mileage
Promotions	3,000	3,000	-	3,000	Marketing, Sponsorships

6-19

	Budget Approved for 2017-2018	current year estimate	Increase/Decrease	Budget Proposed for 2018-2019	Notes
Dues & Memberships	1,000	1,000	-	1,000	TEDC,RGV Partnership,Texas Downtown Assoc
TOTAL OPERATING- EDC	**$ 29,100**	27,238	**2,300**	**$ 31,400**	
BIRDING CENTER -EXPENSES					
Insurance	$ 43,000	$ 42,000	$ 2,000	$ 45,000	Windstorm, Flood, Liability
Building Maintenance	25,000	25,000	42,600	67,600	Facility Reserves Study amount
Habitat Maintenance	20,000	-	(20,000)	-	In Birding Center 's Budget now
Cash Advances	20,000	10,000	(10,000)	10,000	BNC Revenue shortfalls
BIRDING CENTER EXPENSES	**$ 108,000**	$ 77,000	**$ 14,600**	**$ 122,600**	
TRANSFER TO DEBT SERVICE	**396,850**	396,850	**(6,200)**	**390,650**	Bond payment for BNC facility
TOTAL ADMIN.,OPER., & TFRS	**613,972**	578,110	**11,361**	**625,333**	
PROJECTS					
Legislative Advocacy	-	-	-	25,000	
Economic Consulting	4,000	4,000	-	4,000	Dr. Malki Annual Economic Index Report
Business Development	60,000	54,000	-	60,000	Kauffman Entrepreneur, SandDollars for Success
Façade Improvement Program	25,000	39,000	-	25,000	
Designated projects (all other)	79,813	70,000	6,639	86,452	Cruise Ship, Arts Incubator, Other projects
TOTAL PROJECTS	**168,813**	167,000	**31,639**	**200,452**	
TOTAL EXPENSES	**$ 782,785**	$ 745,110	**43,000**	**$ 825,785**	

9-20

Item No. 7

CITY OF SOUTH PADRE ISLAND
CITY COUNCIL MEETING
AGENDA REQUEST FORM

MEETING DATE: December 19, 2018

NAME & TITLE: Darla Lapeyre, Executive Director

DEPARTMENT: Economic Development Corporation

ITEM

Discussion and possible action to approve an EDC expenditure to hire ConsultEcon to prepare a Business Plan for a South Padre Island Nature Attraction on the EDC's property in front of the Birding Center.

ITEM BACKGROUND

The EDC Board of Directors unanimously approved the expenditure. The City Council approves the expenditures of the EDC. The EDC has available land and is looking to add an attraction for our visitors to compliment the eco-tourism facilities in the area. A committee made up of members from EDC (lead), Birding Center, CVB, Chamber and the Hotel industry will work with ConsultEcon on the plan.

BUDGET/FINANCIAL SUMMARY

The cost of the Business Plan ($52,000) would come from the Designated Projects line item in the EDC budget which has a balance of $200,452.

COMPREHENSIVE PLAN GOAL

GOAL 1: The City shall develop a year-round local economy with increased residents and tourists.

Strategy 1.1.8.1: The City should consider developing community meeting facilities, a library, eco-tourism and cultural attractions, public sporting facilities, and improved public access to marinas and water sports. Strategy 1.1.8.2: The City should initiate a study identifying new attractions and amenities.

LEGAL REVIEW

Sent to Legal:	YES: X	NO: _____
Approved by Legal:	YES: X	NO: _____

Comments:

RECOMMENDATIONS/COMMENTS

The EDC Board seeks City Council approval to move forward on this project.

CITY OF SOUTH PADRE ISLAND
ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS

MINUTES
Regular Meeting
October 16th, 2018

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, October 16th 2018, at the Paul Y. Cunningham, Jr. City Hall, Joyce H. Adams Board Room, 2nd floor, 4601 Padre Blvd., South Padre Island, Texas. President Irv Downing called the meeting to order at 9:00 a.m. Other Board members present were Vice-President Mickey Furcron, and Directors Jerry Pace, and Theresa Metty. Directors Tom Bainter, Susan Guthrie and Gayle Hood were absent. Also present were EDC Executive Director Darla Lapeyre, South Padre Island Birding and Nature Center President Alita Bagley and Board Member Richard Franke, Sr., Hotel Owner Barry Patel, and Kim Dollar with Property Owners Who Care.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments or announcements.

4. APPROVE THE CONSENT AGENDA

4a. Approve the Minutes from Regular Meeting of September 18th, 2018
4b. Financial Report for EDC-September 2018
4c. Approve the Financial Report for the Birding and Nature Center – September 2018

Upon a motion by Theresa Metty and a second from Jerry Pace, the consent agenda was unanimously approved.

5. QUARTERLY REPORT REGARDING THE OPERATIONS AT THE SOUTH PADRE ISLAND BIRDING AND NATURE CENTER

Birding Center President Alita Bagley addressed the Board with items including financials, obtaining proposals for a digital sign for the Center, and the HalloWings Gala and weekend festivities.

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6. **DISCUSSION AND ACTION REGARDING A PROPOSAL FROM CONSULTECON, INC FOR A BUSINESS PLAN FOR A SOUTH PADRE NATURE ATTRACTION**

Richard Franke, Sr. from the Birding Center Board presented the proposal for a Business Plan study for a Nature Attraction on the EDC's property in front of the Birding Center. . Barry Patel spoke in favor of the EDC funding the study. Mickey Furcron asked Richard Franke to negotiate a reduced price if possible. Upon a motion from Theresa Metty and a second by Mickey Furcron the Board unanimously approved funding the study in the amount of $54,000 and forming a committee chaired by a member of the EDC and including a member from the Birding and Nature Center, Convention and Visitors Bureau staff, the Chamber of Commerce, and a Business/Hotel Owner to work with the consultants on the study.

7. **DISCUSSION AND ACTION REGARDING THE ECONOMIC DEVELOPMENT CHAPTER OF THE CITY'S COMPREHENSIVE PLAN**

The Board asked Ms. Lapeyre to schedule a workshop next week to discuss and place this item back on the November 13th agenda. No formal action was taken.

8. **REPORT FROM THE EXECUTIVE DIRECTOR INCLUDING AN UPDATE ON THE 2017-18 STRATEGIC WORK PLAN**

Items covered in Ms. Lapeyre's report to the Board included sales tax revenue, hotel tax revenue, Kauffman entrepreneurship course, increased air service to the Harlingen and Brownsville Airports, arts incubator, and the legislative agenda.

9. **ADJOURNMENT**

The meeting was adjourned at 10:10 a.m.

SEAL

Darla Lapeyre
Darla Lapeyre
Executive Director

APPROVED:

Irv Downing
President

7-4

Gmail

SPI EDC <southpadreislandedc@gmail.com>

nature attraction

1 message

Richard Franke <richardsr@frankerealty.com> Wed, Oct 17, 2018 at 3:35 PM
To: Irv Downing <iwdowning@gmail.com>
Cc: SPI EDC <southpadreislandedc@gmail.com>, Alita Bagley <spialita1@gmail.com>

Irv

Attached is the revised business plan proposal from ConsultEcon for the Nature Attraction to be created at the Birding Center. I have asked that the scope be expanded to also address some of the items that we discussed at your EDC meeting yesterday.

The modifications expanding the scope are in the first paragraph of the proposal and the new "Task 1-6".

As you will note I was able to get them to reduce the price from $54,000. to $52,000. , I tried to get more but with the expanded scope he didn't feel that he could reduce it any more.

If you find it acceptable, please execute it and forward to Darla so that she can get the ball rolling.

Thanks

Regards,

Richard J. Franke

RJF/ce

FRANKE REALTY
THE SHORES

8605 Padre Boulevard

7-5

Office : 956 761-2606, **Ext. 607**

Direct : 956 761-0043 (Direct)

Cell : 956 572-0313

Fax : 956 761-2650

Website : www.frankerealty.com

E-mail : richardsr@frankerealty.com

Shores Link : https://www.youtube.com/watch?v=Qx9yWFvU8gA

The Texas Real Estate Commission requires that all buyers and sellers be given information about Texas brokerage services. Use the following link

to access this important information:

http://frankerealty.com/images/uploads/FR-IBS-Form.pdf

23575 S Padre Island ConsultEcon Revised Proposal17Oct18.pdf
5725K

7-6

November 29, 2018

To: Mayor and City Council
City of South Padre Island

From: Irv Downing, President
City of South Padre Island
Economic Development Corporation

Subject: ConsultEcon, Inc. proposal – South Padre Island Nature Attraction

I will be travelling and unfortunately unable to join the discussion at the December 5th City Council meeting on the EDC recommendation to fund a feasibility study and business plan by ConsultEcon proposed by the Birding and Nature Center. I wanted to share my comments on this proposal with the Council.

The proposed ConsultEcon scope of work includes analysis and business plan preparation for either a marine aquarium or a butterfly pavilion venue on property owned by EDC that now includes the Birding and Nature Center. The community has two studies on the aquarium venue concept on the site: a 2015 feasibility study from Moran, Stahl and Boyer and a 2018 Schematic Design of the Marine Life Center from Richter and Associates (Feb 2018).

The proposed study would help more clearly define community priorities with respect to ecotourism attraction development and the ecotourism zone that also includes the Sea Turtle Inc facility and the Native Plant Center. The business plan element of the ConsultEcon proposal is essential for outlining the financial feasibility of proposed alternatives and a key part of future capital and operating fund raising efforts for a new venue.

The Birding and Nature center board endorsed the ConsultEcon study proposal and recommended that the SPI EDC allocate study funding. The EDC board approved study funding, but felt that tasking the Birding Center Board with the development of a new community tourist attraction might divert substantial organization resources away from their core work. EDC approval of the ConsultEcon study and recommendation to the City Council was based on the EDC, not the Birding and Nature Center, managing the study.

The EDC board recommended that a committee be appointed with participants from the EDC, Convention and Tourist Bureau, interested community members and existing SPI ecotourism organizations. Those ecotourism organizations include the Birding and Nature Center, the UTRGV Marine Center, Sea Turtle Inc. and the Native Plant Center as all have infrastructure investments and/or operating budgets supporting their respective venues.

ConsultEcon, Inc.

October 17, 2018

South Padre Island Economic Development Corporation
South Padre Island Birding and Nature Center
6801 Padre Blvd
c/o Richard J. Franke
Sent via email to: richardsr@frankerealty.com

Re: Phased Proposal for a Business Plan for the South Padre Island "Nature Attraction"

Dear Mr. Franke:

ConsultEcon, Inc. is pleased to present this revised proposal to South Padre Island Economic Development Corporation and South Padre Island Birding and Nature Center to prepare a business plan for the proposed South Padre Island Nature Attraction including an aquarium and additional interpretive facilities on the same site as the current South Padre Island Birding and Nature Center. This proposal adds to our August 28 proposal additional consultant input regarding the types and scale of exhibits that would be most appealing for visitors, an outline program of spaces and an initial allowance for project capital costs. In addition to a largely indoor aquarium experience, the expansion could include an indoor butterfly garden; areas for wildlife demonstrations and talks, children's nature center; botanical displays etc. Collectively these are referred to as a "Nature Attraction." The business plan would be developed in three phases – Concept Development / Market Study, Operations Plan, then Economic and Fiscal Impacts Analysis. Each phase could be authorized sequentially.

This proposal includes a firm description, phased scope of services, optional tasks, fees and timing and contractual issues. Attached to this proposal we have included project qualifications in Aquariums and Nature Centers and also a review of some of our past assignments in the State of Texas.

FIRM DESCRIPTION

ConsultEcon, Inc. was established in 1991 to provide strategic economic and management advisory services to clients in visitor attractions, tourism, real estate, and community economic development. We specialize in aquariums, nature centers and other environmental and educational attractions. We have offices in Cambridge, MA and Jenkintown, PA. Our services include:

Phone: +1 (617) 547-0100 • Fax: +1 (617) 547-0102 • 545 Concord Avenue, Suite 210, Cambridge, MA 02138 U.S.A.

- **Market and Financial Feasibility Studies:** Evaluation of the market support for and financial feasibility of visitor attractions and real estate development.
- **Management and Operational Analysis:** Evaluation of management and operational aspects of programs, projects, and plans; and analysis of alternative organizational models.
- **Business Plans:** Summary of the market demand, revenue potential and operating expenses of proposed development projects and investment plans.
- **Master Planning:** Evaluation of the market and operating impacts of master plan implementation to support design development and right sizing building plans.
- **Socio-Economic Impact Evaluations:** Analysis of the socio-economic impacts associated with project and program development and plan implementation.
- **Project Implementation:** Targeted strategies for achieving project and plan implementation.

How We Work

Our work in visitor attraction development typically focuses on issues related to visitation projections, facility pricing and marketing, operations, economic feasibility and project economic impacts. We work extensively with client representatives as well as architects, engineers and other related professionals on development planning and implementation. Our work sets the framework for other professionals in terms of facility use and visitation levels, seasonality of visitation, cost return trade-offs, and related issues critical to successful planning and implementation.

Industry Insight Developed Over Time

We maintain detailed industry data on an ongoing basis and call on our contacts and former clients in the attractions' industry to discuss their latest trends and emerging issues. Our substantial knowledge of market, financial and operational issues of visitor attractions nationally and internationally is the basis for our work. Our ongoing work and over 3,000 project reference files provide a vast body of information from which to draw comparable experiences, operating factors and to identify the approaches that are most effective. Our knowledge of the industry helps us to communicate effectively and efficiently with the client group, facility personnel and allied professionals. More information on ConsultEcon can be found on our website at www.consultecon.com.

Texas Experience

ConsultEcon, Inc. has completed 29 assignments for 18 development projects and plans in the State of Texas. Texas clients include the Trinity River Audubon Center in Dallas, the Texas State Aquarium in Corpus Christi, the Witte Museum and the McNay Art Museum in San Antonio, and the Museums of San Benito. Based on this experience we are familiar with the market and economic trends and attractions and tourism dynamics in South Texas, including the tourism context of South Padre Island.

Aquarium and Nature Center Experience

The firm has special expertise and experience in aquariums, nature centers, and other not-for-profit attractions focused on environmental education and interpretation.

Aquariums

We have completed over 80 assignments for new and existing aquariums, a special expertise of our practice. Our aquarium clients include those in large markets, such as the National Aquarium in Baltimore, Audubon Aquarium of the Americas in New Orleans, and the Virginia Aquarium in Virginia Beach, as well as smaller aquariums, such as the North Carolina Aquarium at Fort Fisher (Outer Banks); Mote Marine Laboratory in Sarasota, FL and the Maritime Aquarium in Norwalk, CT.

Nature Centers

Our extensive experience with avian, wildlife and other nature centers includes those that have incorporated aquarium exhibits into their visitor experience. Nature center clients have included the U.S. Fish and Wildlife Service, National Oceanographic and Atmospheric Administration, state and local Audubon Societies in Texas, Maine, New York, North Carolina, Missouri, Rhode Island, the Center for Coastal Studies in Provincetown, MA, Naples and Briggs Nature Center in Naples, FL, and the Dr. Nancy Foster Florida Keys Environmental Center in Key West, FL.

SCOPE OF SERVICES TO PREPARE BUSINESS PLAN

In order to assist you with this planning effort the work plan includes three major tasks:

- Task I: Concept Development / Market Study;
- Task II: Operating Plan; and,
- Task III: Economic and Fiscal Impacts.

Task I: SPI Nature Attraction Definition and Market Study

Task I-1. Project Initiation, and Review Project Objectives and Concept

Work in this task would focus on developing an understanding of the objectives for the SPI Nature Attraction, reviewing existing documents related to the project, facilitating a client workshop to create an expanded plan for a nature-based destination at the site; and define how the proposed attraction would be positioned in the marketplace. While in South Padre Island, we would review the proposed site as discussed in Task I-2 below; visit the Birding Center and other eco-tourism related sites in the area and conduct the project definition workshop. We will also review other changes and improvements in the local area that will affect future performance of the SPI Nature Attraction.

In this task, we will meet with you and other key project stakeholders, as appropriate, to establish more fully the context for the project.

Task I-2. Birding Center Operations Review

We will review attendance patterns, current budgets and historical operations of the South Padre Island Birding and Nature Center. As appropriate, this operating experience will inform the operating profile of the proposed SPI Nature Attraction.

Task I-3. Review Suitability of the Proposed Site

We will review the proposed site in South Padre Island for the SPI Nature Attraction from a market and economic perspective. The issues we would focus on would be:

- Market scale, especially the tourist population, seasonal residents and the resident population within a drive-time distance of the site.
- Site accessibility, visibility and traffic counts.
- Development context, parking availability, tourism infrastructure, and adjacent and nearby land uses; as well as proposed tourism development projects that are being planned for South Padre Island.
- Potential for collaborations with existing or proposed eco-tourism or other facilities.
- The site potential, from a market and operating perspective, to develop a successful and sustainable Nature Attraction.

Task I-4. Nature Attraction Project Definition Workshop

ConsultEcon will facilitate a half-day workshop that will review existing expansion plans, then identify possible additional nature-based attractions elements. These opportunities will then be evaluated for local relevance, educational and conservation benefits, popularity, uniqueness, markets served, seasonality, mutual support within the overall project, size and scale and conceptual cost among other factors. Once the preliminary project description is agreed upon, a concise written conceptual expanded project description as the "SPI Nature Attraction" will be prepared as the focus for the study and as a guide for future more detailed project planning and definition. After the market study tasks in 1.5, a refined project definition will be prepared in Task I-6.

Task I-5. Market Context

We will review the potential market segments for the proposed SPI Nature Attraction. This would include resident and visitor markets. Market segments might include:

- Local and regional residents
- Seasonal residents
- School groups
- South Padre Island tourists
- Visiting friends and relatives (VFR)

Task I-5a. Resident Market Evaluation - In this task, we will review and define the potential residential market reach for The SPI Nature Attraction, based on travel times and alternative activities. We would segment the residential market into primary, secondary and tertiary markets, as appropriate. We would analyze demographic characteristics of the markets including population, growth patterns, age profile and income. Beyond the resident market area, potential visitors will be evaluated in the tourism market analysis in the following task.

Task I-5b. Tourist Market Profile - In this task, we will review the visitor market segments to South Padre Island, including seasonal residents, beach vacationers, groups, and VFR's. Issues to be investigated may include: place of origin, length of stay, trip activities, accommodations, spending patterns, demographic characteristics and other such factors which will influence tourist response to the SPI Nature Attraction. Absent comprehensive quantitative data, we will interpolate from existing data. We will interview representatives of organizations involved in the tourism industry to better understand trends and market opportunities.

Task I-5c. Competitive Context and Regional Attractions Mix, and Future Area Trends - In this task, we will review the competitive environment for the proposed SPI Nature Attraction including both existing attractions and any proposed projects. In this task we will review, as data are available, the current mix of attractions in the area, including available data regarding attendance, admission pricing, visitor experience, programs, and other operating information.

Task I-5d. Review of Select Aquariums, Nature Centers and Butterfly Habitats - In this task, we will review several comparable Nature based attractions including aquariums, nature centers and butterfly habitats. We will focus on those with multiple experience types and/or facility size and location attributes. The particular locational and facility characteristics of the comparables will be cross-referenced to enhance the understanding and analysis of the proposed SPI Nature Attraction's definition, as applicable. A concise summary of market characteristics, annual attendance, types of exhibits, location context, facility size, and ticket prices will be prepared, as data are available. These data will be presented in summary tabular form, with a concise discussion of findings and lessons learned.

Task I-6. Refined Project Definition

Based on the nature attraction project definition workshop in Task I.4, and subsequent market research, a refined project definition will be prepared. It will include the following elements:

- a preliminary square foot program of spaces to include major indoor and outdoor areas, lobby, exhibits, retail and food service, back of house and other major spaces;
- a roster of most interesting, relevant and implementable exhibit topics and ideas to begin to describe the visitor's experience; and,

- a preliminary allowance for development costs to include: building construction, exhibits and fit-out; soft costs and pre-opening expenses. These will be based on our industry experience and typical ratios of expenses for square footages and hard costs.

Task I-7. Visitation Potential and Market Right-Sizing

Based on the findings of the previous tasks, the preliminary project definition, the client's goals and ConsultEcon's industry expertise, visitation potential estimates will be made for the SPI Nature Attraction. A recommended ticket price for the SPI Nature Attraction will be established based on its size and characteristics, the competitive context and project sponsor's goals. Based on the SPI Nature Attraction's visitation potential, preliminary physical planning guidelines will be prepared to include capacity requirements and to confirm the level of visitor services and parking required based on the SPI Nature Attraction's market potential ("right-sizing").

Task I-8. Market Study Report

We will prepare a concise Task I memorandum report of our findings based on work prepared in Tasks I-1 through I-7. We will present our findings to the client group in person or via teleconference or video conference as appropriate.

Task II: Business Plan

Task II-1. Refine Project Description

Based on Task I, as needed, we will support the client in refining the project's description as the basis for the SPI Nature Attraction' business plan.

Task II-2. Visitation Profile

The potential annual visitation to the SPI Nature Attraction will be evaluated by market segment, visitation mix (e.g. adults, children, school groups, programs, rentals, etc.). Ticket pricing issues will be explicitly included in this refined evaluation of visitation potential. A five-year visitation potential analysis reflecting early year high visitation patterns, stabilized visitation and long-term growth potential will be prepared.

Task II-3. Stable Year Earned Revenue Potential

In this task, the earned revenue potential for the SPI Nature Attraction will be evaluated. Optimum price levels will be determined based on physical capacity of the SPI Nature Attraction's program, the likely content of the visitor experience, seasonality, and the competitive context. These earned revenue projections will be input to the overall financial planning for the project. Based on our extensive experience in the attractions industry and adjusted for local conditions, we will estimate achievable per capita expenditures for admissions, associated retail / food service components of the SPI Nature Attraction, as appropriate, and develop assumptions regarding other potential sources of income i.e. education programs, events or facility rentals, upcharge opportunities, and memberships.

Task II-4. Stable Year Operating Expenses

Operating expense projections will be based on the SPI Nature Attraction's size, program, and local factors for utility costs, personnel, benefits, etc. A prototypical personnel plan will be prepared including industry based salary levels informed by local conditions, as appropriate. Optimum marketing expenditures will be estimated. The operating expense analysis will also include all relevant categories such as maintenance, insurance, cost of goods sold, supplies, administrative, etc. The experience of the existing birding and nature center may be an important data source for the operating expense analysis and will help to provide insights into how the proposed SPI Nature Attraction might be operated.

Task II-5. Operating Performance and Sensitivity Analysis

A set of five-year revenue and operating expense pro formas will be prepared for the SPI Nature Attraction. These will be presented along with detail tables and sensitivity analyses as annotated project operating pro formas along with accompanying notes and explanations. The focus of these evaluations will be on the long-term sustainability of operations. Any needs for non-earned revenues, such as gifts, grants, endowment proceeds, and other potential sources of outside support would be identified.

Task II-6. Summary Business Plan and Presentation, and Recommended Next Steps

We will prepare a concise Task II memorandum report of our findings based on work prepared in Tasks II-1 through II-5. We will present our findings to the client group in person or via teleconference or video conference as appropriate.

Task III: Economic and Fiscal Impacts

Task III-1. Visitor Spending Patterns

In this task, we would analyze available data on tourist market segments to South Padre Island, with a focus on traveler spending patterns to the extent that data are available. Data sources may include local and regional tourism organizations. Absent comprehensive quantitative data, we will interpolate from existing data. Assumptions regarding spending patterns of day-trip visitors to the SPI Nature Attraction will be made based on the available tourism data and the birding center's experience. These data would be a basis for the off-site direct spending for the economic impacts analysis.

Task III-2. Economic Impacts Due to Ongoing Operations

In this task, the ongoing annual economic impacts of operating the proposed SPI Nature Attraction will be analyzed. Impacts will apply to the defined local and regional economies. These analyses will include the direct impacts and multiplier effects for both the local and regional economies. In this task we will:

- Analyze total wages and salaries of employees.
- Analyze non-personnel operating budgets of the SPI Nature Attraction.
- Analyze the direct spending at the SPI Nature Attraction based on current attendee per capita pending estimates. Estimate net new direct off-site visitor spending and

by expenditure category. Categorize direct expenditures by sales tax status (taxable, untaxable).

- Use RIMS II multiplier techniques to estimate the indirect and induced economic activity generated annually due to visitor spending including person-years of employment, wages and salaries and total economic output. Indirect and induced impacts plus direct effects equals total impacts.

Task III-3. Fiscal Revenues Due to Ongoing Operations

In this task, the ongoing annual fiscal revenue generation due to the SPI Nature Attraction will be analyzed. These will include the direct taxes generated and those due to multiplier effects.

- Apply state and local sales and accommodations tax factors as appropriate to direct net new taxable sales that occur due to the operation of the SPI Nature Attraction.
- Apply estimates of the portions of total sales that occur in the local and regional economies. Attribute the appropriate portions of direct sales taxes to these jurisdictions and to the State as a whole.
- Apply appropriate state income tax multipliers to total direct wages and salaries from onsite operations and from employment directly supported by offsite spending to estimate total direct new state income taxes.
- Apply applicable State and local sales and income tax factors to net new employment and wages and salaries to estimate these taxes due to project multiplier effects.

Task III-4. Qualitative Assessment of Economic Benefits

A qualitative assessment will be made of the positive effects that the proposed SPI Nature Attraction has on South Padre Island, South Texas, and the State of Texas as a whole. These might include improvements to quality of life, educational benefits to regional students, environmental and conservation benefits, and publicity for the area and by serving as an anchor attraction for the area.

Task III-5. Final Draft Report

A concise final draft business plan report for the SPI Nature Attraction, incorporating work completed and refined from Task I, Task II, and Task III, will be prepared and submitted for review and comment. An executive summary suitable for separate distribution will also be included. Following a single round of review, a revised final business plan report will be issued and presented to the client group via video or conference call along with recommended next steps.

OPTIONAL TASKS

Other optional tasks could include working on additional lump-sum contracts, not-to-exceed variable hour contracts or on an hourly basis to make presentations, additional analyses and sensitivity analyses, evaluation of alternative SPI Nature Attraction development scenarios, evaluation of pre-opening costs, development cash flow analysis and other analyses that may be helpful to project planning and development.

CONTRACTUAL PROVISIONS: FEES AND TIME

The business plan can be completed in three phases or "tasks". Task I is the Market Study, Task II is the Operations Plan, and Task III is the Economic and Fiscal Impacts Analysis. The fees for the tasks are as follows:

Task I - SPI Nature Attraction Definition and Market Study	$31,000
Task II - Operations Plan	$14,000
Task III - Economic and Fiscal Impacts Analysis	$ 7,000

Up to three person-trips to South Padre Island are included at the outset of the study period and later in the study process as needed.

Direct costs such as travel, communications, report production, etc. will be billed in addition as incurred, but will not exceed 12 percent of the total study professional fee without prior client authorization. We will bill on a percentage complete basis, bi-weekly. We require a deposit of 25 percent of the professional fee of the authorized task to initiate work on the project (Task I- $7,750; Task II- $3,500; Task III- $1,750). The deposit will be applied as a credit against the final invoices for each phase. Additional services will be separately contracted as required.

The time required to complete the work after contract execution and receipt of requested deposit is received is:

Task I - Market Study	7 to 9 weeks
Task II - Operations Plan	4 to 6 weeks
Task III - Economic and Fiscal Impacts Analysis	2 to 4 weeks

If multiple tasks are authorized at a given point in the process, total study period could be reduced as some of the work would be completed in parallel.

ConsultEcon, Inc.

ACCEPTANCE

This proposal may be accepted by signing and returning one copy for the each study Task accepted f along with the deposit for the specified amount. The attached Standard Terms and Conditions are hereby incorporated by reference as a part of this submittal. We hope that this proposal is responsive to your needs. Should you feel any modification of the scope is desirable or have any questions, please do not hesitate to call.

We look forward to working with you and your team on this very interesting and important project.

Respectfully submitted,

Robert E. Brais
Vice President

James Stevens
Senior Associate

Task I

ACCEPTED BY: **DATE:**

_____ _____

Task II

ACCEPTED BY: **DATE:**

_____ _____

Task III

ACCEPTED BY: **DATE:**

_____ _____

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CONSULTECON, INC.'S
STANDARD TERMS AND CONDITIONS

1. The Client's Responsibilities

1.1 The Client shall provide full information regarding the requirements for the Project. If the Project involves changes to an existing facility, the Client shall furnish accurate and complete information describing the existing conditions at the facility, including but not limited to plans, drawings, depictions, descriptions, and programs of spaces. The Consultant shall be entitled reasonably to rely upon the accuracy and completeness of the information provided in accordance with this Paragraph.

1.2 The Client shall furnish required information and shall render approvals and decisions as expeditiously as necessary for the orderly progress of the Services.

1.3 The Client shall designate a representative authorized to act in the Client's behalf with respect to the Project. The Client or such authorized representative shall examine the documents submitted by the Consultant and shall render decisions pertaining thereto promptly, to avoid delay in the progress of the Services.

1.4 The Client shall provide for the Consultant's right to enter from time to time, property owned by the Client and/or others so the Consultant may perform the Services.

1.5 The Client shall furnish all legal, accounting and insurance counseling services as may be necessary at any time for the Project including, without limitation, such legal services as the Client may require or the Consultant may reasonably request with regard to the applicability or legal interpretation of governmental laws and regulations.

1.6 If the Client observes or otherwise becomes aware of any fault or defect, or suspected fault or defect, in the Project or the Services, prompt written notice thereof shall be given by the Client to the Consultant.

1.7 The Client shall submit copies of proposed certificates or certifications, if any, to the Consultant for review and approval at least 14 days prior to the date that the Client desires the Consultant to execute them. The Client shall not request certifications that would require legal opinions or knowledge or services beyond the scope of the Agreement. All such certifications shall be limited to professional opinions rendered in accordance with generally accepted standards of professional practice.

1.7.1 The Client hereby agrees to reimburse the Consultant, without mark-up, for the reasonable costs incurred by the Consultant for legal counsel to review such proposed certificates or certifications. Such expenses, if any, will be included as a line item on the Consultant's monthly statement for Reimbursable Expenses and shall be paid by the Client within the time period specified in the Agreement.

1.8 The Client agrees to name the Consultant as an additional named insured on its Commercial General Liability (CGL) insurance policy(ies), if any, applicable to the Project and to provide the Consultant with a Certificate of Insurance evidencing compliance with this provision.

2. Confidentiality

The Consultant agrees to keep confidential and not to disclose to any person or entity, other than the Consultant's employees and consultants, without proper consent of the Client, all data and information not previously known to and generated by the Consultant, or in the public domain, or furnished to the Consultant and marked "CONFIDENTIAL" by the Client in the course of the Consultant's performance of Services under the Agreement. These provisions shall not be interpreted to, in any way, restrict the Consultant from complying with an order to provide information or data when such order is issued by a court, administrative agency or other authority with proper jurisdiction.

3. Payments to the Consultant

3.1 The initial payment set forth in the Agreement, if any, is the minimum payment under the Agreement. It shall be credited to the last payment to become due on the Client's account.

3.2 If the Client disputes, in good faith, all or any portion of any statement from the Consultant for Services or Reimbursable Expenses, the Client shall notify the Consultant in writing within seven (7) days of receipt of the disputed statement, describing the nature of the dispute and including a reasonably detailed explanation of the reason for the dispute. The Client and the Consultant will attempt in good faith to resolve such disputes, if any. Amounts that are not in dispute shall be due and payable as provided in the Agreement.

3.3 Timely payments of amounts due for Services and Reimbursable Expenses shall constitute a condition precedent to the Consultant's continued performance of its obligations under the Agreement. If the Consultant so chooses, the Consultant may treat a failure of the Client to make timely payments to the Consultant as a suspension by the Client of the Consultant's Services. The Consultant shall notify the Client in writing if the Consultant chooses to treat late payments in the manner described herein.

4. Reimbursable Expenses

Reimbursable Expenses are in addition to the Consultant's compensation for Services and include actual expenditures made by the Consultant and the Consultant's employees in conjunction with the Services, for the expenses listed in the following Subparagraphs:

4.1 Expenses of transportation in connection with the Services (at a rate equal to current IRS guidelines for private automobile use); long distance communications; and fees paid for securing approval of authorities having jurisdiction over the Project

4.2 Travel and subsistence expenses

4.3 Expense of reproductions, postage, and handling of documents

4.4 Expense of data processing and photographic productions techniques

4.5 Expense of additional insurance coverage or limits, including professional liability insurance, requested by the Client in excess of that normally carried by the Consultant

4.6 Purchases of data and information.

5. Accounting Records

Records of Reimbursable Expenses and expenses pertaining to Services performed on the basis of time charges shall be kept and shall be

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available to the Client or the Client's authorized representative at mutually convenient times.

6. Termination or Suspension of the Agreement

6.1 The Agreement may be terminated by either party upon written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination.

6.2 If the Client suspends the Services, the Consultant shall be compensated for all Services performed prior to the receipt of written notice from the Client of such suspension, together with Reimbursable Expenses then due. If the Services are suspended for more than three months, the Consultant may at any time thereafter terminate the Agreement in accordance with Paragraph 6.1; the suspension in excess of three months constituting a failure substantially to perform by the Client.

7. Ownership and Use of Documents

All documents produced by the Consultant under the Agreement are instruments of service and the Consultant shall be considered their author and shall own and retain the copyright in them. The Client shall be entitled to own a copy of such documents and shall have a non-exclusive license to use, copy and reproduce them. Such license shall not be transferable except with the Consultant's written consent, and shall be irrevocable upon payment in full of all amounts due to the Consultant under the Agreement. The Consultant shall not be responsible for changes made in such documents by anyone other than the Consultant. The Client shall indemnify, hold harmless and defend the Consultant against all claims and liability arising out of such changes or uses by the Client in violation of the terms of the Agreement.

8. Mediation

8.1 All claims, disputes and other matters in question between the parties to the Agreement, arising out of or relating to the Agreement or the breach thereof shall be subject to mediation as a condition precedent to arbitration or the institution of legal or equitable proceedings by either party.

8.2 The Client and the Consultant shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless otherwise mutually agreed upon by the parties shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association then in effect. The request for mediation shall be filed in writing with the other party to the Agreement and with the American Arbitration Association. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration or legal or equitable proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

8.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be conducted in Boston, Massachusetts, unless the parties mutually agree otherwise. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

9. Miscellaneous Provisions

9.1 Unless otherwise specified, the Agreement shall be governed by the law of the Commonwealth of Massachusetts.

9.2 The person(s) signing the Agreement on behalf of the parties hereby individually warrant that they have full legal power to execute the Agreement on behalf of the respective parties and to bind and obligate the parties with respect to all provisions contained herein.

9.3 As between the parties to the Agreement: as to all acts or failures to act by either party to the Agreement, any applicable statute of limitations shall commence to run and any alleged cause of action shall be deemed to have accrued in any and all events not later than the completion of Services under the Agreement.

9.4 The Client shall only present the report(s), if any, prepared by the Consultant to third parties in their entirety. No abstracting of such report(s) shall be made by the Client without obtaining the Consultant's prior written permission.

9.5 The Consultant assumes no duty or responsibility under the Agreement that may be construed as being for the benefit of, and thereby enforceable by, anyone other than the Client. The Client shall not use report(s), if any, prepared by the Consultant in conjunction with any public or private offering of debt or equity securities without the Consultant's knowledge and prior written consent.

9.6 Unless otherwise specified, the Consultant agrees to provide the Client with one (1) draft report, to which the Client may make comments. Comments from this single round of review will be incorporated by the Consultant into the report document, as appropriate, and a final report will be issued.

9.7 This proposal is valid for 45 days from date of issuance

10. Successors and Assigns

The Client and the Consultant, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to the Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of the Agreement. Neither the Client nor the Consultant shall assign, sublet, or transfer any interest in this Agreement without the written consent of the other.

11. Severability of Provisions

In the event that any term or provisions of the Agreement or these Terms and Conditions is deemed by a court of competent jurisdiction to be overly broad in scope, duration or area of applicability, that court shall have the power and is hereby authorized and directed to limit such scope, duration or area of applicability, or all of them, so that such term or provision is no longer overly broad, and to enforce the same as so limited. Subject to the foregoing sentence, in the event any provision of the Agreement or these Terms and Conditions is held to be invalid or unenforceable for any reason, such invalidity or unenforceability shall attach only to such provision and shall not affect or render invalid or unenforceable any other provision of the Agreement or these Terms and Conditions.

12. Extent of Agreement

The Agreement and these Terms and Conditions represent the entire and integrated agreement between the Client and the Consultant and supersede all prior negotiations, representations, or agreements, either

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written or oral, with regard to their subject matter. The Agreement and these Terms and Conditions may be amended only by written instrument signed by both the Client and the Consultant.

13. Limitation of Liability

13.1 It is understood and agreed that the Consultant can make no guarantees concerning recommendations made as part of the Services, since those recommendations must be based on facts discovered during performance of the Services and the conditions existing on the date the Services are completed and the recommendations rendered. The Consultant's compensation is neither dependent nor contingent upon specific conclusions or recommendations being made nor on the substance of the advice provided to the Client, if any, as part of the Services.

13.2 The Client and the Consultant intend that the Services in connection with the Project shall not subject the Consultant's individual employees, officers, or directors to any personal legal exposure for the risks associated with the project. Therefore, and not withstanding anything to the contrary contained in the agreement or these Terms and Conditions, the client agrees that, as the Client's sole and exclusive remedy, all claims, demands, and suits shall be directed and/or asserted only against the Consultant, a Massachusetts corporation, and not against any of the Consultant's employees, officers or directors.

13.3 Unless otherwise provided in the Agreement, the Consultant and the Consultant's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances.

13.4 The Client understands and acknowledges that the Consultant and the Consultant's consultants have no authority over, or responsibility for, the means, methods, techniques, sequences or procedures of design, construction or operation selected by the Client or facility operators or for the failure, if any, of any designer, construction contractor, or facility operator to comply with the laws, rules, regulations, ordinances, codes and/or orders applicable to the construction work performed by such contractor(s). The Consultant is not responsible for the effectiveness or results of the design, development, construction or operation of the facility.

13.5 It is agreed by the Client that the Services under the Agreement are not to be used in conjunction with any public or private offering of debt or equity securities without the Consultant's prior knowledge and written consent, such consent will not be unreasonably withheld. The Consultant shall not be responsible for any documents or offerings that it may be attached to or referenced in documents prepared by the Consultant. It is agreed that the client will indemnify and hold the Consultant harmless against any losses, claims, damages and liabilities under federal and state securities laws that may arise as a result of statements or omissions in public or private offerings of securities.

13.6 It is agreed by the Client that the report will be presented to third parties in its entirety and that no abstracting of the report will be made without first obtaining the Consultant's consent which will not be unreasonably withheld.

13.7 The Client and the Consultant have discussed the Client's risks, rewards and benefits associated with the Services and the Consultant's risks and total compensation for Services. The Client and the Consultant have allocated the risks such that the Client hereby agrees that, to the fullest extent permitted by law, the Consultant's total liability to the Client and all others for any and all injuries, claims, losses, costs, expenses, damages (including consequential damages), or claim expenses arising out of the Agreement or its breach, from any cause or causes shall not exceed the total amount of Fifty Thousand Dollars ($50,000). Such causes include, but are not limited to, the Consultant's negligence, errors, omissions, strict liability, breach of contract, and breach of warranty, as well as violation of federal or state securities laws regulating statements or omissions in public and private offerings of securities.

13.8 The Client agrees to defend, indemnify and hold the Consultant harmless from all claims for liability in excess of the limits set forth in Paragraph 13.7, above, for injury or loss sustained or alleged by any person or entity, whether or not a party to the Agreement, and allegedly arising out of the Consultant's performance of Services under the Agreement.

13.9 Since it would be unfair for the Consultant to be exposed to liability for its failure to perform a service that the Client has either refused to authorize or has instructed the Consultant not to perform, the Client hereby waives all claims against the Consultant and agrees to defend, indemnify and hold the Consultant harmless from claims or liability for injury or loss allegedly arising from the Consultant's failure to perform a service that the Client has either refused to authorize or has instructed the Consultant not to perform.

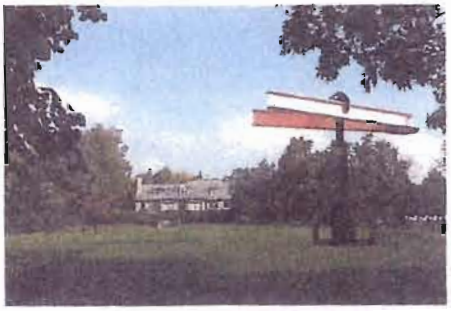
ConsultEcon, Inc.

Economic and Management Consultants to the Attractions Industry







We position clients for success.

ConsultEcon, Inc. is an economic research and management consulting firm serving the museum, attractions, and tourism industry domestically and internationally. We specialize in providing consulting and advisory services for new museums and for renovations and expansion of existing museums and attractions.

Our market and economic studies have been the basis for major investments and organizational improvements in museums, attractions, and performance venues. Outcomes based on our objective project reviews include site selection, project justification, planning development strategies, operating plans, and project funding.

ConsultEcon, Inc. photo of Papalote Museo del Niño.

Our clients benefit from the breadth of our practice that includes all types of museums, aquariums, zoos, performing arts, cultural districts, heritage parks, and comprehensive master planning. We serve large and small museums, established institutions, and start-ups. The firm maintains strict standards for each assignment to ensure that our work is timely, accurate, and respected by clients, funders, professionals, and public reviewers.

- **Business Planning** - Plans for existing and new museums and attractions.
- **Feasibility Studies** - Evaluation of market support and financial feasibility.
- **Alternative Site Selection** - Evaluation of alternative sites for museums and attractions.
- **Operations Evaluation** - Evaluation of management and operations to achieve strategic solutions.
- **Economic Impacts** - Economic and fiscal impacts of museums and attractions.
- **Primary Market Research** - Visitor evaluations for program content, pricing, and interpretive approach.

ConsultEcon photo of Aqueria Vattenmuseum in Stockholm.

- **Project Reviews** - Independent project evaluations for leadership and funders.
- **Master Plans** - Site and market analysis, operating plans, and sensitivity analysis for single and multiple use sites.
- **Expansion Plans** - Analysis of potential visitation and operations impacts.
- **Pre-Opening Planning** - Development of pre-opening plans including operating expenses, programming, timing of staff hires, and cash flow.
- **Real Estate Evaluations** - Rent, valuation, and feasibility analysis for museum properties.
- **Tourism Development** - Local, regional, and statewide strategies for developing and increasing visitation.

Cover images, clockwise from top left, courtesy of: Telfair Museum of Art, ConsultEcon, Inc. photo of Papalote Museo del Niño; ConsultEcon, Inc. photo of Shedd Aquarium; National Mississippi River Museum and Aquarium; Laumeier Sculpture Park, St. Louis; Telfair Museum of Art; The Wild Center, National History Museum of the Adirondacks; and ConsultEcon, Inc. photo of Virginia Museum of Fine Arts.

We have a successful track record working with attraction operators.

Source: http://www.hab.gov.hk/en/policy_responsibilities/Culture/wkcd.htm

We prepared economic feasibility evaluations for five new cultural facilities to be developed as part of the **West Kowloon Cultural District** in Hong Kong, SAR.

ConsultEcon photo of Oceanário de Lisboa

We worked with the **Oceanário de Lisboa** in a evaluating alternative changing exhibit strategies to broaden their market reach and increase earned revenue potential.

Source: http://www.alraidah.com.sa/sites/en/Investments/pages/KAFDProject.aspx

We prepared a preliminary operating business plan for the **King Abdullah Financial District Science Museum and Geo-Climate Centre and Aquarium** in Riyadh, Saudi Arabia. The projects are under construction.

Courtesy of Promontorio Architects.

We prepared market and economic feasibility evaluations for a series of visitor attractions to be developed as part of the **Portimão** waterfront redevelopment plan in the Algarve, Portugal.

ConsultEcon photo of Papalote.

We prepared a feasibility study for a potential new attraction as part of the **Papalote's** larger operation in Mexico City.

ConsultEcon photo of Monterey Bay Aquarium.

For the **Monterey Bay Aquarium**, we evaluated the market potential and operational implications of expansion alternatives.

Representative ConsultEcon Projects

Business Planning
Virginia Museum of Fine Arts
Cavanaugh Flight Museum
Cherokee Heritage Museum
Desert Discovery Center
Mid America Science Museum
Monterey Bay Aquarium
National Flight Academy
Tampa Museum of Art
Trinity River Interpretive Center

Feasibility Studies
Arizona Historical Society at Rio Nuevo
Audubon Ark Tour Boat
Boston Marathon Museum
Center for American Music
Danville Science Center
Darwin Martin House
Figge Art Museum
International Museum of Women
Las Vegas Springs Preserve
Museum of the Cherokee Indian
Mt. Beacon Incline Railroad
Nevada Discovery Museum
Rachel Carson National Wildlife Refuge
River Heritage Museum
Sandy Neck Beach Park Interpretive Center
Suffolk African American Heritage Museum
Tivoli Gardens (Copenhagen)
Toronto Aquarium
USS Saratoga Museum
Virginia Aviation Museum

Alternative Site Selection
Finger Lakes Museum
Center for Technology & Innovation
Eagles Mere Museum
H.L. Hunley Museum
Schenectady Museum

Operations Evaluation
Arvada Center for Arts and Humanities
California Science Center
Goodspeed Opera House
Nauticus National Maritime Center
Old Cowtown Museum
Pink Palace Family of Museums
Louisiana State Museum

Economic Impacts
Miami Science Center
Taltree Arboretum and Gardens
Belmont Bay Science Center
National Museum of the Marine Corps
Santa Cruz Museum of Natural History
University of Arizona Science Center
Science Museum of Virginia

Primary Market Research
Health Adventure
Indianapolis Zoo and Gardens
Mystic Aquarium's Institute for Exploration
National Aviary
Oklahoma Music Hall of Fame
Olana State Historic Site

Project Reviews
American Revolution Center
Heritage Harbor Museums
Massachusetts Museum of Contemporary Art
Railroad Museum of New England
USS Iowa Museum

Master Plans
Canoa Ranch Heritage Park
Boston's Freedom Trail
Buffalo Zoological Gardens
Fort Adams in Newport, RI
Gettysburg National Military Park
Jamestown / Colonial National Heritage Park
Laumeier Sculpture Park
Minnesota Zoo
National Aviary
New York Aquarium
Niagara Parks, Canada
NOAA National Marine Sanctuary Visitor Center Strategy
Oklahoma City Zoo
Oil Region Heritage Park
Plattsburgh Barracks History Center
Red Mountain Park
Saratoga Historic Battlefield
Tucson Origins Heritage Park
U.S. Mint Museum
Virginia Aquarium and Owls Creek Area Plan
West Kowloon Cultural District

Expansion Plans
California Academy of Sciences
California Science Center
Chicago Children's Museum
Cleveland Botanical Garden
Conservancy of Southwest Florida
John G. Shedd Aquarium
Minnesota Museum of Art
National Mississippi River Museum and Aquarium
Museum of Discovery and Science
Norwalk Maritime Aquarium
Ohr-O'Keefe Museum of Art
Sloss Furnaces National Historic Landmark
Texas State Aquarium
Virginia Aviation Museum
U.S. Grant Interpretive Center

Pre-Opening Planning
Sunnylands
History Museum of the Upcountry
Miami Art Museum
Jepson Center for the Arts at the Telfair Museum of Art
Virginia Museum of Fine Arts

Real Estate Evaluations
Providence Bomes Theatre
Greylock Glen Environmental Center
Monterey Bay Aquarium
Birmingham Railroad Reservation Park
Waimea Falls Park, Oahu

Tourism Development
Augusta Canal National Heritage Area
Bethlehem Landing Visitor Center
Hudson River Valley Tourism Plan
Long Island Wine Visitor Center
Motor Cities National Heritage Area
Ohio and Erie Canal National Heritage Corridor
San Antonio Visitor Center
Seneca County (New York) Tourism Plan
Thames River Heritage Park
Town of St. George Bermuda
Undreground Railroad Interpretive Center at Niagara Falls
Wheeling National Heritage Area

ConsultEcon, Inc.
www.consultecon.com * info@consultecon.com * 617-547-0100

Aquariums and Zoos

ConsultEcon, Inc.
Economic and Management Consultants

ConsultEcon, Inc. (CEI) provides services to clients in the areas of strategic and management consulting, project and plan concept development, market and financial feasibility, business planning, socio-economic evaluation and project implementation.

The staff of ConsultEcon, Inc. have conducted numerous market support, financial feasibility, business plans, and economic impact evaluations for aquariums, zoos and nature centers. This work has resulted in the successful implementation of many projects in cities such as Osaka, Japan **(Kaiyukan Ring of Fire Aquarium),** Genoa, Italy (**Acquario di Genova),** Chattanooga **(Tennessee Aquarium)**, and New Orleans **(Aquarium of the Americas).** CEI staff have also conducted work on many successfully developed aquariums, including projects in Lisbon, Portugal **(Oceanario de Lisboa)** and Kuwait **(Scientific Center and Aquarium).**

The firm maintains extensive Project Reference Files to assist us with our work. Much of this work has been in multi-disciplinary settings where associated professionals have worked to develop projects, or to generate process-oriented solutions to complex development problems through market, management, and implementation-oriented plans. Many of our clients' projects have been successfully implemented.

The following are typical of assignments for aquariums, zoos, environmental and nature centers.

Shedd Aquarium Expansion: Chicago, Illinois – Performed work on major expansion for the Shedd Aquarium in Chicago that included market and financial evaluation of alternative program development. The project has been successfully implemented.


Source: ConsultEcon, Inc.

Underwater World: Singapore – Worked with representatives from the Aquarium and Haw Par Corporation to develop an economic impact statement showing the importance of a proposed new and expanded project to Singapore's economy, particularly tourist economy. CEI reviewed the site and economic impact of other aquariums to provide industry benchmarks.

Alexandria Aquarium: Alexandria, Egypt – Prepared preliminary review of the market potential of an aquarium as part of a larger mixed-use development in Alexandria.

Dubrovnik Aquarium: Dubrovnik, Croatia – Prepared a market and economic feasibility study, as well as economic impact evaluation, for a major new aquarium attraction to be developed on the Dubrovnik waterfront.

Monterey Bay Aquarium Expansion Master Plan: Monterey, California – Prepared market projections and financial forecasts for a ten-year Aquarium master plan. CEI reviewed various approaches including reconfiguring existing exhibits and adding a new wing with new exhibit content, and evaluated the potential market support and operational implications of alternative scenarios, including staging approaches and construction impacts associated with plan implementation.


Source: Monterey Bay Aquarium.

Indianapolis Zoo Great Ape House Expansion: Indianapolis, Indiana – Assisted the Indianapolis Zoo in evaluating the site, market, operating and economic impact potential of a major Great Ape House expansion on the existing zoo operation. As part of this work, CEI assessed the current operating profile of the zoo, building on baseline information developed during earlier phases of master planning work CEI conducted for this client over a number of years. CEI reviewed comparable expansion projects on other zoos and aquariums to provide benchmarks for the proposed expansion. This project recently opened.

ConsultEcon, Inc.
Economic and Management Consultants
545 Concord Ave, Suite 210
Cambridge, MA 02138 U.S.A.

T: +1 617 547 0100
F: +1 617 547 0102
info@consultecon.com
www.consultecon.com

Oceanario De Lisboa Privatization: Lisboa, Portugal – The Portuguese government had prepared a tender for privatization of this national aquarium which is one of the largest and most attended of European aquariums. A variety of public and private organizations bid on the opportunity. ConsultEcon advised the team which won the competition. This work included an analysis of Oceanário De Lisboa attendance, revenue and operations compared to benchmark demographic and operating data for comparable aquariums to evaluate economic sustainability and future opportunities. An aquarium design team evaluated these opportunities as well as needed aquarium reinvestment. Opportunities in operating model, marketing, visitor experience and auxiliary retail and food service were identified. These were inputs to ConsultEcon's market and economic projections which were the basis for the accepted financial bid.


Source: Visit Portugal

Clearwater Marine Aquarium: Clearwater, Florida - Evaluated the operating potential of the proposed expansion of Clearwater Marine Aquarium's Island Estates facility in Clearwater, Florida. This work included a site review, and a summary of current attendance patterns, seasonality, and visitor profiles and current personnel and baseline operations. A parking sufficiency analysis was prepared for the structured parking that will be developed in phases with the aquarium improvements. A review was conducted of other comparable facilities, as well as local competitive and complementary attractions. A market study of potential resident, tourist and educational markets was conducted. For the Master Plan a projection was prepared of attendance year by year as the master plan was implemented. Then, for each year full revenue by type and expanding organization personnel and operating expense budgets were prepared.

London Zoo: London, England - This project reviewed potential attendance at an enhanced London Zoo.

Milford Aquarium: Milford, Delaware – Evaluated the feasibility of a proposed aquarium in Milford, Delaware. The aquarium, proposed as a part of a large-scale, mixed-use development, will be the first large-scale public aquarium in the State, adding significant value to the existing tourism infrastructure in Coastal Delaware. The analysis included a review of the project's concept and alternative sites, a summary of aquarium success factors and benchmarking data for small- and mid-sized aquariums, a review of the competitive context for aquariums on the mid-Atlantic coast and local tourist attractions, a summary of resident market demographics and tourist market characteristics, and an economic model projecting attendance and operating characteristics of the proposed Aquarium, and an analysis of the economic impact of the Aquarium on the State and local Counties.

Crystal River Aquarium: Crystal River, Florida – Evaluated the feasibility of developing a mid-scale, regional destination aquarium and manatee rehabilitation facility, as an extension of the One Rake at a Time initiative, an existing environmental conservation effort that arose from within the community. Working closely with community stakeholders, CEI evaluated a proposed site, and gave guidance on concept and project development from a national benchmarking perspective, as well as a local market perspective. Attendance projections and operating potential were prepared, and an analysis of economic and fiscal impacts of project development.

Albuquerque Bio Park: Albuquerque, New Mexico – Provided input to a Master Plan that included an assessment of the current operating profile, as well as the future operating potential given an enhanced product and expanded revenue streams as part of a multi-disciplinary team. Conducted resident and tourist market analysis, review of the experience of local visitor attractions, and that of similar attractions' operations and expansion programs. Input included market appeal, attendance and ticket price impacts, revenue potential and operating costs associated with various redevelopment and expansion options and phasing considered in the planning process.

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Lake Superior Zoo/Fairmount Park: Duluth, Minnesota – Working with the City of Duluth and non-profit Zoological Society, ConsultEcon assisted in developing and evaluating alternative capital investment scenarios for improving the Zoo visitor experience and repositioning the Zoo and Park as a natural history, environmental education and adventure oriented education and recreation community and tourism destination. The Zoo and larger Park are located within 10 minutes from downtown, yet have extensive natural features. The project involved stakeholder meetings, market research, a planning workshop and evaluation of multiple scenarios.

North Carolina Aquarium at Fort Fisher: Fort Fisher, North Carolina – Retained by the North Carolina Aquarium at Fort Fisher to evaluate the potential relocation of the aquarium to a downtown location in Wilmington. CEI's work included a review of the existing operations at the aquarium, an evaluation of the proposed downtown site for market and development potential, an analysis of resident demographics and tourist market characteristics. A preliminary attendance projection was prepared, as well as an operating plan for the aquarium at the new proposed site, and next steps were recommended.


Source: NC Aquarium

First Coast Aquarium: Jacksonville, Florida: - Provided market feasibility, operating business plan, and economic impacts evaluation for an aquarium in Jacksonville that is expected to be a major catalyst for waterfront development. CEI evaluated the site, competitive context, potential resident and tourist markets, preliminary attendance and aquarium right-sizing. This work helped to define the project. Next, a full feasibility study was conducted including attendance potential, visitation by type, ticket pricing, earned revenue potential, personnel plan, operating expense estimates by type and summary of fundraising requirements for operations and net income potential. Finally CEI prepared an analysis of the aquarium's economic impacts on Jacksonville and the State of Florida as a whole.

Save the Bay Exploration Center and Aquarium: Newport, Rhode Island – Retained by Save the Bay to evaluate the potential relocation of the Exploration Center and Aquarium from its current beachfront site to a downtown location. CEI's work included a review of current Save the Bay operations (including both Exploration Center and other facility operations), an analysis of local resident and tourist markets to Newport, an evaluation of three downtown sites, as well as five other sites in and around Newport. An estimated attendance potential was prepared for a downtown site and next steps were recommended.

Gulf Coast Community Foundation: Punta Gorda, Florida – Conducted market and economic potential analysis of a proposed Aquarium in Charlotte County. Work included a review of several sites, with analysis of accessibility, visibility, layout, adjacent and nearby land uses, nearby attractions, parking, public transportation, and zoning/ land-use considerations, as well as available visitor services and amenities. Area resident and tourist markets were defined, and a review of local and comparable attractions was conducted. Potential attendance and physical planning parameters were estimated, along with operating revenue and expense projections.

Mazatlán Aquarium: Mazatlan, Sinaloa, Mexico – Evaluated the feasibility of expanding an existing major aquarium in a major vacation destination on Mexico's west coast. The existing aquarium was built in 1980, and master plan improvements were conceptualized to help reposition and renew Mazatlán's identity as a tourism destination. Work included an evaluation of existing operations at the Aquarium; a review of proposed master plan concepts; an analysis of market factors, including resident market demographics, tourism statistics, competitive attractions, and the cruise travel patterns in the area; and a review of comparable aquarium operations worldwide. A right-sizing analysis was conducted, and estimates of required capital investment were made to optimize development and future operations at the aquarium.

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Indianapolis Zoo Master Plan: Indianapolis, Indiana – Prepared the market, financial and economic portions of ten-year master plan for the Indianapolis Zoo. A wide array of potential investments was weighed, including new animal exhibits, participatory activities, and visitor infrastructure. Focused group sessions with area consumers provided key insights to the planning process.

Siam Ocean World: Bangkok, Thailand – Prepared a review of historical operating performance and market assessment that informed our five-year attendance and operating analysis for the existing aquarium in Thailand. This included a review of the competitive environment for the aquarium and its planned improvements, as well as its context of being located within a shopping center.

Minnesota Zoo Master Plan: Minneapolis, Minnesota – Prepared market, financial and business plan. The work included evaluating the current operating profile as well as future operating potential of the Minnesota Zoo, given an enhanced product and increased revenues. Of particular importance in this effort was the evaluation of the mix of new exhibits and infrastructure that will best serve the zoo's economic needs and mission.

Melbourne Aquarium: Melbourne, Australia – Evaluated an expansion plan for the aquarium for their penguin exhibit, developed as part of a major expansion of the aquarium. CEI developed an assessment of the market and operating potential for the aquarium over a five-year period.

Expansion of the National Aquarium in Baltimore, Maryland – Evaluated the operating profile, market potential and financial results of major renovations and expansion plan in the design phase for the National Aquarium in Baltimore. Key concerns included construction impacts, payback against capital expenditures, and operating efficiencies.

Source: Cambridge Seven Associates

Texas State Aquarium Expansion: Corpus Christi, Texas – Conducted market feasibility study of potential expansion of Texas State Aquarium with a new dolphin wing. The work included Aquarium baseline analysis, a review of expansions at other comparable facilities, market segmentation, analysis of factors affecting future visitation, and economic potential.

Source: Texas State Aquarium

Aquarium Feasibility Study: Toronto, Canada – Proposed as part of a large mixed use project in downtown Toronto, included a review of project concept, site and visitor capacity, program opportunities, thematic content, and site issues, as well as financial performance.

Pacific Northwest Aquarium: Seattle, Washington – Evaluated the feasibility of replacing existing Seattle Aquarium with this major new aquarium. Attendance potential was estimated and an operating plan created for this major new addition to the Seattle waterfront.

Busan Aquarium: Busan, South Korea – Prepared review of historical operating performance and market assessment of aquarium that informed our five-year attendance and operating analysis for this existing aquarium in South Korea. This included a review of the competitive environment for the aquarium and its planned improvements.

Zoo New England: Boston, Massachusetts – Reviewed the zoo's current and historical operations and interviewed key staff to identify strategic opportunities to increase attendance and revenue potential. CEI worked with the staff as part of a one-day intensive workshop.

Florida Aquarium Expansion: Tampa, Florida – Hired as part of a team that made recommendations to improve the visitor experience and increase attendance. The Florida Aquarium had opened in 1995, and did not meet its projected level of attendance. CEI evaluated new exhibits, marketing programs, and the impact of new nearby tourist-related development on visitation.

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Aquarium and Zoo Qualifications

New England Aquarium: Boston, Massachusetts – Evaluated the market support for potential expansion of current building and program. This work included primary and secondary market research, visitor projections and economic impact evaluations. The first phase of the expansion opened in January 1998.

Wonders of Wildlife Aquarium: Springfield, Missouri - Prepared a market and economic potential analysis of the Wonders of Wildlife (WOW) aquarium expansion and renovation plan, including reviewing potential earned revenue strategies and reflecting potential repositioning of WOW and its relationship with the adjacent Bass Pro Shop.

The Maritime Aquarium: Norwalk, Connecticut – Evaluated the potential cumulative physical, fiscal, and economic impacts of the Walk Bridge reconstruction project on the adjacent Aquarium. Work included an overview of market factors and potential actions to be taken by the Aquarium to mitigate the total impacts of the Federal Railroad infrastructure project.

Dubrovnik Aquarium: Dubrovnik, Croatia – Revisited a public aquarium project proposed in the city of Dubrovnik, a major Adriatic cruise tourism port. CEI reviewed the existing market and economic feasibility study for the project and worked with local authorities to re-envision the aquarium as a center of marine research and education, as well as a destination attraction to support Dubrovnik's tourism economy.

Tongass Coast Aquarium: Ketchikan, Alaska – Assisted Friends of the Aquarium in preparing a business plan for the Tongass Coast Aquarium. Built on past studies for the project, the work focused on preparing up-to-date information to guide the design process and business planning. Changes in market dynamics and the cruise industry were analyzed to inform the revised business plan.

UnderWater World: Mooloolaba, Australia – Prepared a review of historical operating performance and market assessment of the aquarium that informed our five-year attendance and operating analysis. This included a review of the competitive environment for the aquarium and its planned improvements.

Aquarium Site Evaluation, Hong Kong, SAR – Prepared a preliminary review of the proposed site for a new aquarium in Hong Kong. This work included an overview of the market context.

Buffalo Zoo Satellite Project: Buffalo, New York – Conducted a feasibility study for a potential expansion satellite facility of the Buffalo Zoo in the Niagara Falls area.

Buffalo Zoo Master Plan: Buffalo, New York – Analyzed and identified cost-effective solutions to revitalizing this historic zoo over a 12-year period. The master plan focused on rebuilding the Buffalo Zoo within its current size-constrained site.

Shanghai Chang Feng Ocean World, Shanghai, China – Prepared a review of historical operating performance and a market assessment that informed our five-year attendance and operating analysis for this existing aquarium in China. This included a review of the competitive environment for the aquarium and its planned improvements.

Source: ConsultEcon, Inc.

Ocean Sciences Center: Ft. Lauderdale, Florida – Evaluated the proposed site and market and operating potential of outreach components that were envisioned to include an aquarium, visitor center and conference facility. CEI worked collaboratively and iteratively with the design team to help identify the optimum program for each of the outreach components based on market potential.

Niagara Falls Aquarium Master Plan: Niagara Falls, New York – Prepared preliminary site, attendance and economic potential evaluation of the proposed Phase 1 of a Master Plan for the aquarium. This work included review of the current and historical aquarium operations to inform future potential, and was completed as part of an iterative and collaborative planning process with the design team to help identify the optimum program components for Phase 1 that would optimize the economic potential of the aquarium within a specified capital cost budget goal.

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Oceanário de Lisboa: Lisbon, Portugal – This two-part project consisted of an evaluation of attendance potential to a proposed aquarium exhibition featuring work by a significant fashion designer. Work included a profile of resident and tourist markets in Lisbon; a review of existing tourist attractions in the area; and an overview of visitation patterns to special exhibitions in Portuguese cultural attractions. The second part of the project involved the attendance and operating potential for a new marine life breeding center and visitor aquarium in the City of Peniche, 90 minutes north of Lisbon on Portugal's Atlantic coast. Work included a review of available markets to Peniche, including travel patterns and visitor accessibility to the city, and an overview of existing aquatic life attractions in Portugal and other cultural attractions in Portugal's Centro region.

Tivoli Aquarium: Copenhagen, Denmark – Prepared a site review and market potential of a proposed new aquarium attraction to be developed within Tivoli Gardens and prepared preliminary sizing parameters for the project based on its market potential. CEI reviewed comparable aquarium projects in Western Europe to provide operating benchmarks for this proposed project. Our work included a review of the competitive environment for the proposed Aquarium.

Stephen Birch Aquarium at Scripps Institution of Oceanography: La Jolla, California – Provided an analysis of market and attendance data for "Benchmark Profile." This work included local market analysis and an analysis of attendance at Scripps and comparable facilities. CEI reviewed existing aquarium data to determine current visitor patterns, trends and characteristics at the Aquarium.

Feasibility Study for Aquarium: Atlanta, Georgia – Evaluated the feasibility of the development of a major new aquarium in Atlanta. Work included alternative site analysis, market and financial feasibility and economic impacts. Primary market research was also conducted.

Aquarium at Xanadu: Meadowlands, New Jersey – Evaluated the market context for this project proposed as an integral attraction component of the Xanadu mixed use development as it related to the regional competitive context.

Maritime Aquarium Master Plan: Norwalk, Connecticut – Prepared site, attendance and economic potential analysis for the proposed Phase 1 of a Master Plan for the Aquarium, as part of a master planning team. This work included review of the current and historical aquarium operations to inform the potential of the Master Plan, and was completed as part of an iterative and collaborative planning process with the client and the design team to help identify the optimum program components for Phase 1 that would optimize the economic potential of the aquarium within a specified capital cost budget goal. This work also included sensitivity analysis of the operating potential of the aquarium with Second Wave DMR films at the IMAX Theater and without DMR films.

New Bedford Oceanarium: New Bedford, Massachusetts – Analyzed market and economic impacts, and revenue potential projections. This project involves the retrofitting of a decommissioned electric generation plant to include a million-plus gallon aquarium, focusing on worldwide ocean habitats. Initial fund-raising activities are under way.

J.L. Scott Marine Center and Aquarium: Biloxi, Mississippi – Retained by the University of Southern Mississippi Institute of Marine Sciences to evaluate the future for J.L. Scott Marine Center and Aquarium, this study evaluated a series of alternative futures for the center related to various land use programs.

Wildlife Conservation Society: New York, New York – Evaluated potential expansion plans and programs for this major institution. The project evaluated would be a major new aquarium to be located in Manhattan. Focus group consumer research was accomplished to support the market study and financial feasibility analyses.

Evaluation of Food Service Potential at the Ecotarium: Worcester, Massachusetts – Conducted an analysis of the potential for expanded food service at this wildlife and nature center. The work included an assessment of existing facilities and recommendations for expansion and improvements, as well as projections of revenue potential.

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Aquarium and IMAX Theater: Hamburg, Germany – Reviewed the market potential for mixed-use development, evaluated market support factors for the project and assisted in the financial evaluations and project packaging.

Ocean Science Center and OceanQuest Learning Center: New London, Connecticut – Served as project reviewer and financial advisor to The Connecticut Development Authority for this proposed oceanography science museum and science camp.

Puerto Rico EcoCenter: San Juan, Puerto Rico – Assessed the feasibility of this proposed Aquarium and EcoCenter in San Juan. Included in the study were alternative site analysis, market potential, financial feasibility, and economic and tax impact assessments.

Avian Environmental Center: Anchorage, Alaska – Evaluated the market and financial support for an environmental center in Anchorage, Alaska, as well as resort and wilderness lodge concepts, for the Anchorage Economic Development Corporation.

South Carolina Aquarium: Charleston, South Carolina – Evaluated their attendance to date, market support, development of a marketing and pricing plan, future attendance projections, and operating strategies for the Aquarium, which opened May 2000.


Source: South Carolina Aquarium.

National Aquarium of Mexico, Mexico City, Mexico – Prepared market and economic feasibility analysis of proposed aquarium in the Azcapotzalco region of Mexico City. This work included a review of the proposed site for the aquarium as part of a larger, mixed-use leisure development at a former refinery site.

PIER Visitor Market Potential: Oceanside, California – Evaluated the visitor market potential of the proposed Pfleger Institute of Environmental Research (PIER) project, which includes research, education and visitor attraction elements. Also included was an estimate of the direct fiscal revenues the project would provide to the City of Oceanside.

Funchal Aquarium: Madeira, Portugal – Evaluated the potential to develop a new aquarium on this resort island in the Atlantic Ocean. Market and financial feasibility analysis, as well as a site review, was used to provide input to the design of the project.

Oklahoma City Zoo Master Plan: Oklahoma City, Oklahoma – Evaluated the economic potential and impacts of a 10-year Zoo Master Plan. Our work included identifying possible program elements with the best economic returns, as well as market, financial and business plans for the zoo. This included an assessment of the current operating profile as well as the future operating potential given an enhanced product and expanded revenue streams.

World of Atlantis: Houston, Texas – Evaluated the feasibility of a proposed aquarium in Houston. This work included site evaluation for several possible locations, market evaluation and financial potential.

Mystic Aquarium: Mystic, Connecticut – Evaluated market and financial feasibility for a major expansion to the Mystic Aquarium. CEI prepared financial and economic impact projections. The first phase of this project opened in the spring of 1998.


Source: Lyons-Zaremba, Inc.

Environmental Science Learning Center: Perryville, Missouri – Assessed the feasibility of and development potential for the Environmental Science Learning Center proposed for Perryville, Missouri that would feature many tigers in a sanctuary setting. The concept for the project is not a general visitor attraction, but rather, is focused on special markets to include school groups, eco-tourists and corporate meetings. CEI conducted an analysis of the site, market potential, operational issues, and economic impacts.

Living Planet Aquarium Feasibility Study: Salt Lake City, Utah – Assessed the feasibility of a new aquarium in Salt Lake City. This included site analysis, infrastructure needs, market evaluation and operating plan. Also projected were the economic benefits to Salt Lake City of a major new aquarium.

Market Feasibility for an Aquarium/Mixed Use Development: North Little Rock, Arkansas – Conducted a feasibility assessment of market potential for an aquarium on the North Little Rock waterfront. CEI provided an overview of site characteristics and other proposed real estate uses, including large format film theater, hotel, retail and restaurant development, with the intent to create a successful mixed-use environment in which the aquarium could prosper.

Steinhart Aquarium: San Francisco, California – Assisted the California Academy of Sciences in planning for revitalization of their facilities, which include the Steinhart Aquarium, Museum of Natural History, and the Morrison Planetarium. CEI evaluated a range of options for the Academy, from staying in Golden Gate Park to moving to a new site in downtown San Francisco. This evaluation included attendance and financial forecasts.

New Jersey State Aquarium Expansion: Camden, New Jersey – Analyzed alternative entertainment development programs in association with redevelopment of the Camden, New Jersey waterfront and the proposed expansion of the aquarium. Uses evaluated included IMAX-type cinema, motion simulators, 3D movies, major coral reef tank, and other entertainment and educational attractions.

Aquarium Charlotte Feasibility: Charlotte, North Carolina – Analyzed market potential and economic feasibility for a major new attraction in Charlotte. Working in conjunction with the Discovery Center, this aquarium would be developed in Uptown.

Market Support for VisionQuest Aquarium: Birmingham/Bessemer, Alabama – Assessed market potential of the proposed VisionQuest Aquarium, which is planned as a full-scale aquarium to be located north of the new VisionLand theme park.

IFE at Mystic Aquarium: Mystic, Connecticut – Reviewed the impact of the Institute for Exploration (IFE) addition to the Mystic Aquarium from a visitor and financial perspective, which included preliminary pro forma operating projections. The IFE is a major expansion, offering an immersive technological approach to education.

Athens Aquarium Feasibility: Athens, Greece – Reviewed potential for an aquarium in Athens, Greece. Basic market support studies reviewed the potential for development of this project to open during the Olympics.

Aquarium Industry Overview Report – Retained by a confidential client to provide an evaluation of the aquarium industry, with particular emphasis on project metrics, development costs, visitation levels, visitor per capita revenue from admissions, retail and food sales, as well as other typical sources of income, operating expenses and net operating income. This work also described the current organization of the industry, economic state of the industry, including key issues in aquarium development and success factors.

Flint RiverQuarium Feasibility Study: Albany, Georgia – Assessed the potential market support and proposed an operating plan for an attraction comprised of an aquarium, a regional interpretive center and a science museum.

Natural History Museum of the Adirondacks: Tupper Lake, New York – Evaluated market support for and financial feasibility of the project. The site for the project is in a rural community located in the center of the Adirondack Park of New York State. This project is currently being implemented.

Source: Hellmuth, Obata & Kassabaum.

Northwest Waters Aquarium: Tacoma, Washington – Evaluated the potential to develop a major aquarium along the Thea Foss Waterway in Tacoma, Washington. This work evaluated the market potential for a downtown aquarium location. The project would be developed by a civic leadership group, but operation would be by the management of the Point Defiance Zoo and Aquarium, which is currently owned by the metropolitan Park District and operated by the non-profit Zoological Society. This assignment also included alternative site analyses.

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Aquarium and Zoo Qualifications

Alaska SeaLife Center: Seward, Alaska – Prepared the business plan for a proposed sea life center, marine research and marine mammal rehab and rescue facility. Funding for the project was obtained from the Exxon-Valdez settlement. The project opened in the spring of 1998.

Long Island Aquarium at Bay Shore, New York – Evaluated the feasibility of the development of an aquarium and large-format film theater in Bay Shore, Long Island. Also included in the work were an analysis of project concept, site and location characteristics, and market support. Telephone surveys of area residents provided insights into market response to the Aquarium. The report projected attendance and financial operations, along with the economic impact of the project.

North Carolina Zoo Expansion Feasibility: Asheboro, North Carolina – Evaluated an expansion program for the North Carolina Zoo that included an Earth Resources Center. Other components of the project include a conference center and hotel.

Aquarium Feasibility Study: Oberhausen, Germany – Performed a market support evaluation and financial performance projection, including a review of the site context, for a proposed aquarium in Oberhausen, Germany. This is part of a major mixed use project in an urbanized area.

Irish National Aquarium: Dublin, Ireland – Evaluated the market support and financial feasibility of an aquarium in Dublin, and evaluated the economic impact, particularly as related to overall tourism development in Ireland.

Visitor Center Study for Pelican Island, Florida – Evaluated the development of a visitor center at this historic National Wildlife Refuge. The project would showcase the natural environment and history of the National Wildlife Refuge system.

Economic Evaluation of Proposed Hudson River Aquarium: Poughkeepsie, New York – Evaluated market and financial feasibility and the economic impact of the proposed aquarium. The facility was planned as a full-scale aquarium and research center with an IMAX Theater, to be located on the Hudson River.

Kansas City Aquarium Feasibility: Kansas City, Missouri – Analyzed economic potential for an aquarium in Kansas City, including site selection, resident and tourist market analysis, comparable projects review, project sizing, and financial potential. CEI also created a development profile that recommended cost parameters, timeline and funding sources.

Aquarium Feasibility in Salvador, Brazil – Evaluated potential for an aquarium in Bahia Azul, Salvador, Brazil.

Gulf of Maine Aquarium: Portland, Maine – Served as advisors to the Gulf of Maine Development Corporation, which is proposing to develop an aquarium on the waterfront in Portland. CEI have evaluated sites and development programs, forecast attendance and prepared financial projections.

Mississippi River Museum and Aquarium Master Plan: Dubuque, Iowa – Evaluated the museum, as well as analyzed new attractions which would introduce natural landscapes and aquarium components to the facility. This project successfully opened in 2004. Since opening, CEI have worked with project management to evaluate a series of expansion projects and new initiatives including a Mississippi River tour boat.

St. Lawrence Aquarium and Ecological Center: Massena, New York – Retained by The New York Power Authority to examine the market and financial feasibility of this proposed Aquarium project in Massena, New York. In addition, CEI projected the financial impacts of project construction and operation.

Georgia Aquarium: Atlanta, Georgia – Evaluated the market support for the initial concept and location for the Georgia Aquarium.

Source: Georgia Aquarium.

Colorado Ocean Journey Aquarium: Denver, Colorado – Prepared an analysis of operations and potential rescue strategies for the aquarium and provided valuation analysis as part of the bond holders' evaluation of the Denver Aquarium and to avoid a default on Aquarium bonds.

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Market Support for the St. Louis Aquarium: St. Louis, Missouri – Completed detailed feasibility study for proposed aquarium to be located in St. Louis. This project would be an adaptive reuse of the historic St. Louis Arena located adjacent to Forest Park and the St. Louis Zoo.

Tennessee Aquarium: Chattanooga, Tennessee – Provided a review of the financial projections for the aquarium expansion plan and the potential impact of competition in the market. The plan was implemented.


Source: Tennessee Aquarium

Akron Aquarium: Akron, Ohio – Provided market and financial feasibility evaluations for a major new aquarium to be developed in Akron, Ohio. This project would be a major new attraction in northeastern Ohio.

Montreal Aquarium: Montreal, Canada – Tested the market potential of developing an aquarium in Montreal. Tasks completed included site evaluations, resident and tourist market profiles, comparable projects review, analysis of factors affecting potential visitation to the proposed facility, project sizing, operating characteristics, and a profile of economic impacts.

Great Lakes Aquarium: Duluth, Minnesota – Provided evaluations for expert testimony in a court case related to the delay in opening of the Great Lakes Aquarium. This work included production of memoranda detailing timelines and circumstances of the Aquarium opening and comparisons with other comparable facilities.

Northwestern Hawaiian Islands Mokupapapa Discovery Center: Hilo, Hawaii – Evaluated the feasibility of an Ocean Discovery Center for the Northwestern Hawaiian Islands Coral Reel Ecosystem Reserve. This Center opened in Hilo in the summer of 2003.

Mote Marine Laboratory and Aquarium: Sarasota, Florida – Worked with Mote Marine Laboratory to review future operating potential of the Lab's primary outreach component, the Mote Aquarium. CEI reviewed the current and past Aquarium operation as well as the market context for potential future improvements.

Bass Fishing Hall of Fame: Scottsboro, Alabama – Prepared a market and economic feasibility analysis of the proposed Bass Fishing Hall of Fame to be located in Scottsboro, Alabama. As part of this work, CEI reviewed the site, project objectives and concept, and conducted market analysis of both resident and tourism segments, as well as freshwater sport fishing niche markets. CEI reviewed comparable projects, and provided estimates of the attendance and operating potential of the project.

Aquário de Luanda: Luanda, Angola - Evaluated the proposed site and assisted in developing a program plan. CEI also worked collaboratively and iteratively with the Portuguese and Angolan design team to help identify the optimal program components based on the market potential of the proposed Aquarium to be located as part of a mixed-use site in downtown Luanda.

Samsung Everland Aquarium: Seoul, South Korea – Provided an analysis of the economic feasibility of developing an aquarium as a major new separately ticketed attraction. This included market study, evaluation of mutual market and operating support with the theme park; evaluation of several siting options in the theme park and full revenue and expense operating pro formas.


Source: The Portico Group

Rockford Aquarium: Rockford, Illinois – Prepared a market and economic feasibility study for a proposed Aquarium in Rockford. This work included a review of several potential sites and definition of resident and visitor markets, physical planning parameters and attendance potential. In addition, the experience of local attractions and comparable projects around the country were profiled and potential economic impacts were estimated.

Virginia Aquarium and Owls Creek Area Plan – Created a baseline economic profile of the area around the Virginia Aquarium and identified potential development strategies. Based on the preferred design plan, CEI evaluated the economic potential of the master plan and quantified the increased economic activity that would occur once the plan was implemented.

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Acquario di Genova Aquarium Feasibility Study: Genoa, Italy – A market support evaluation was conducted for Acquario di Genova, which was successfully developed as part of a World's Fair, and has become a major visitor attraction in Italy.

King Abdullah Financial District Aquarium: Riyadh, Saudi Arabia – Prepared a preliminary operating business plan to guide detailed design phases and project planning for a 15,000 gross square meter aquarium in the King Abdullah Financial District in Riyadh. This included a preliminary market assessment, attendance potential, earned revenue potential, staffing plan and operating expenses.

Secrets of the Sea Aquarium: Pinellas County, Florida – Assisted the successor organization to the Pier Aquarium in St. Petersburg with evaluating alternative sites for a new marine science center and aquarium. The Pier Aquarium had to leave its former site on the St. Petersburg Pier as the pier was found to be structurally unsound. CEI analyzed key locational factors, resident and tourist market trends and the competitive context to inform the site selection process and serve as the basis for business planning. CEI developed an operating plan, analyzed the project's potential economic impacts, and identified the development strategy to best position the organization to negotiate with multiple land owners.

State of Texas

ConsultEcon, Inc.
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ConsultEcon, Inc. (CEI) provides services to clients in the areas of strategic and management consulting, project and plan concept feasibility, economic development, market and financial feasibility evaluation, socio-economic impact evaluation and project implementation. Our practice builds on the decades of experience providing results-oriented solutions for clients by drawing on our expertise and experience in marketing, economics, management, finance and planning. The following list includes examples of assignments in Texas.

Trinity Interpretive Center: Dallas, Texas – Analyzed the potential market for the proposed Trinity Interpretive Center. The Trinity River Corridor has strong potential as an urban green way. Its location within the Great Trinity Forest provides context and educational opportunities to learn about a variety of natural habitats, as well as the River's important role in human settlement of the region.

San Antonio Visitor Center Evaluation: San Antonio, Texas – Prepared a visitor center strategy for San Antonio that considered alternative sites and alternative visitor center types. CEI evaluated the current tourism information and reception offerings in San Antonio. A strategy was prepared that included operational location for a major gateway visitor center (along with program of spaces, visitor center offerings, and capital costs) and a recommended mobile visitor center that would take advantage of the many events and tourism related sites in and around San Antonio.

Evans & Rosedale Neighborhood Revitalization: Ft. Worth, Texas – Prepared an economic and redevelopment plan for this historic neighborhood in Ft. Worth, Texas. CEI worked with a planning team and prepared market support studies for neighborhood retail development, housing and supportive community facilities and recreational infrastructure.

Witte Museum: San Antonio Texas – For the major phased expansion and refurbishment of this natural history, science and history museum focused on south Texas, CEI evaluated phasing strategies, prepared an attendance potential analysis; and a comprehensive operating strategy. A pre-opening phasing budget and phasing the economic impacts of the new Witte museum including employment, business activity and fiscal revenues were analyzed.

Texas State Aquarium: Corpus Christi, Texas – Conducted a market feasibility study of the potential expansion of the Texas State Aquarium with a new dolphin wing. This work included Aquarium baseline analysis, a review of expansions at other facilities, market segmentation, an analysis of factors affecting future visitation, and economic potential. Subsequently CEI has prepared a feasibility study for the currently planned major expansion of the Texas State Aquarium.

McNay Art Museum: San Antonio, Texas – Prepared a Strategic Business Plan that focuses on enhancing the museum's major exhibition capacity in its new Stieren Center for Exhibitions that opened in 2008. Important issues included ticketing approaches, exhibition policies and balanced organizational growth within the context of available operational and endowment funding. The strategic business plan was developed iteratively with McNay Art Museum leadership and in concert with the museum's advisors and consultants.

Austin Planetarium and Science Center: Austin, Texas – Prepared a preliminary market and economic impact analysis of the proposed Austin Planetarium and Science Center to be located as part of a larger mixed-use development in Austin.

Cavanaugh Flight Museum: Addison, Texas – Conducted a study to evaluate the feasibility of the proposed expansion of the Cavanaugh Flight Museum in Addison after first providing consulting services in a charrette format. This work included site evaluation, market support, review of industry experience of comparable facilities, and attendance potential, as well as an operating plan for the expanded Museum that included revenues, operating expenses and a personnel plan. Fiscal and economic impacts were also analyzed.

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Economic and Management Consultants
545 Concord Ave, Suite 210
Cambridge, MA 02138 U.S.A.

T: +1 617 547 0100
F: +1 617 547 0102
info@consultecon.com
www.consultecon.com

Cedar Park Heritage Plan: Cedar Park, Texas – Assisted the City of Cedar Park in Heritage Tourism Planning. This work included reviewing the characteristics of existing heritage tourism sites within the community, reviewing the market context for the project, reviewing trends in heritage tourism, developing a framework for evaluating alternatives, and defining and evaluation of a preferred alternative.

Mechanical Music Museum: Duncanville, Texas – Prepared a market and feasibility study for a proposed museum based on a private collection of mechanical musical instruments. This work included an evaluation of the market context and operating potential for the project, as a basis for the City of Duncanville to make planning decisions about proceeding with the project.

Great Texas Air Museum: San Antonio, Texas – Prepared a feasibility assessment that included resident and tourist market review, aviation museum market trends, opportunities for other aviation related activities, as well as attendance potential and patterns. This work also included a museum operating plan, and economic impacts.

Dallas Maritime Museum: Dallas, Texas – The Dallas Maritime Museum is a proposed museum that would become a public attraction as a part of a large-scale mixed-use redevelopment project on the Trinity River. The primary exhibits of the new museum would be two historic ships berthed onsite: the USS Dallas, a nuclear submarine, and the USCGC Dallas, a coast guard cutter. CEI provided input into the preliminary museum plans and developed an industry review of historic ships as public attractions to identify key success factors and garner support for the new museum.

World of Atlantis: Houston, Texas – Evaluated the feasibility of a proposed aquarium in Houston. This work included site evaluation for several possible locations, market evaluation and financial potential.

San Benito Heritage Tourism Plan: San Benito, Texas – Evaluated the market and economic potential of developing a new museum and cultural center as the cornerstone of a tourism development strategy. San Benito is the home of Freddy Fender and the birthplace of Conjunto music, as well as endowed with unique natural features found in the Rio Grande Valley. As a part of this work, CEI reviewed alternative development scenarios, including the reuse of several historic buildings and new construction opportunities at other sites. A facility concept, attendance potential analysis, operating plan, and preliminary marketing and fundraising plan were prepared.

Cedar Park Visitor Center: Cedar Park, Texas – Based on a thorough review of existing tourist market segments, tourism assets, and future plans for tourism-oriented developments, CEI identified the most appropriate locations for a tourist information center in this community near Austin. In addition to the opportunity for a newly constructed building, CEI assessed the potential for mobile tourist information carts and vehicles as well as the use of computerized information kiosks. CEI presented a range of capital and operational costs associated with each alternative tourist information strategy—building, mobile, and kiosks—to enable the community to make an informed decision about which method would best serve their tourism market currently and in the future.

Conference Center/Hotel Feasibility: Austin, Texas – Analyzed the market potential for development of a hotel/conference center to be located in a former student dormitory facility. Also outlined the hotel/conference center concept, reviewed the hotel and meetings market and the local and regional competitive context, described the market potential for those uses, and evaluated the financial implications of a phased conversion.

As a service to our clients and others, we provide conference presentations, occasional research reports and project reviews on topics of interest which highlight various trends and aspects of our practice. We provide consulting services to clients in the areas of project and plan concept development, business planning, feasibility evaluation and implementation. We specialize in the fields of visitor attractions and facilities; museums, aquariums; zoos; tourism and resort development; real estate and urban development; and community planning. We welcome your comments.

KEYS TO ECONOMIC SUSTAINABILITY OF AQUARIUMS: EXAMPLES FROM THE WORLDWIDE AQUARIUM "INDUSTRY"

This paper was prepared by Mr. Thomas J. Martin, President of ConsultEcon, and Ms. Elena Kazlas, Principal of ConsultEcon, and presented by Ms. Kazlas in October 2008 at the International Aquarium Congress in Shanghai, China. It will be published in the Conference Proceedings.

Introduction

A large number of aquariums exist in many countries of the world and are established attraction types in the U.S., Europe and Asia. In some countries, like Japan, there are already exists a concentrated number of aquariums therefore limiting the potential for new aquarium projects. While in other countries, like India, new market opportunities may exist for aquariums. Overall, the economic sustainability of aquariums varies depending on their unique location, governance and competitive market environment.

Mr. Martin and Ms. Kazlas are leading experts in the economic sustainability and development of aquariums worldwide. They have combined over 50 years of experience in the aquarium "industry" and have worked on aquarium projects in North America, Europe, Asia, Australia, Middle East, South America, Central America, and Africa. ConsultEcon is the leading consultant to the aquarium industry.

No one that we are aware of has undertaken a review of the worldwide aquarium industry. This paper is a first attempt to profile the industry and review keys to economic sustainability.

Our paper is based on our work in the aquarium industry, our primary market research in the form of an online survey about potential new aquarium developments, and our internal project reference files of aquariums, zoos and other attractions worldwide. The result of our paper is a review of the future of the aquarium "industry" internationally and new markets for aquariums, including the requirements for an economically sustainable aquarium.

World Aquariums: The Current Collection

Aquarium is defined as "a building or institution in which fish or other aquatic animals or plants are kept for exhibit, study, etc."[1] Interestingly, according to the Encyclopedia Britannica, the Chinese, who raised carp for food as early as 1000 B.C., were probably the first to breed fish with any degree of success. Their selective breeding of goldfish was later introduced to Japan, where the breeding of ornamental carp was perfected.

Aquariums can be either freestanding attractions; components of other natural history attractions such as zoos, museums or nature centers; or as part of larger marine animal theme parks. In addition, the ownership and governance of aquariums also varies, whether public/private, not-for-profit or for-profit. As the costs associated with building and operating an aquarium attraction are relatively high in comparison to other attraction types, there are many varying examples of

[1] Source: Dictionary.com.

financing models for aquariums. As aquariums are proven education, conservation, entertainment and economic development institutions in their communities, these economic development and community benefits have been the basis for substantial government funding support for many aquariums, and many aquariums are developed as public/private partnerships.

We have attempted to count the total number of aquariums worldwide. We compiled a databank from a number of sources including aquarium member organizations worldwide, other online sources and from our Project Reference Files, research and experience (see References). We have records, including our Project Reference Files, on 725 aquariums worldwide, as shown in **Table 1**, with the majority located in Western Europe, North America and Asia. However we estimate the total actual number of aquariums worldwide to be between 900 and 1,000 facilities. It is indeed an "industry" in the sense that there are people and firms with skills and expertise unique to the industry and aquariums have unique needs that have created supportive industries.

Table 1
ConsultEcon Aquarium Database Summary

Location	Number of Aquariums	Percent of Total
Western Europe	272	38%
North America	173	24%
Asia	166	23%
Eastern Europe	40	6%
South America	34	5%
Australia/New Zealand	23	3%
Africa	9	1%
Middle East	8	1%
Total	**725**	**100%**

The international experience of aquariums indicates that there are many major aquariums that successfully serve large resident and/or tourist markets as well as many mid-sized aquariums that serve smaller resident and/or tourist markets. Stand-alone, public aquariums were first developed as public attractions over 150 years ago at such locations as Paris (1867), Berlin (1869), Brighton, England (1872), Naples (1874), New York (1896), and Honolulu (1904). The New York Aquarium reportedly recorded over 1.6 million visitors in 1897.[2] The second generation of aquariums were developed in the early 20th century in San Francisco (1922), in Chicago (1929) and in Qingdao, China (1932).[3] In those facilities and other early aquariums, single species of animals were typically displayed in jewel tanks. In the 1950's, a new aquarium concept emerged in the U.S. The Oceanarium, initiated by Marine Studios near St. Augustine, Florida, included exhibits with whole communities of marine animals displayed in huge tanks containing hundreds of thousands of gallons of water. The emphasis was on entertainment, with dolphins (and later, whales) performing in shows for seated audiences. The concept was so successful that it was repeated in other locations and many sea life parks were developed in the Americas, Europe and Asia. A new concept emerged in the 1960's, which was an indoor aquarium with dramatic and iconic architecture and large realistic aquatic exhibits, such as the New England Aquarium in Boston (1969). This approach was very popular, and along with outdoor sea life parks has been successfully replicated throughout the world at different physical scales and interpreting many aquatic habitats. Both types of aquariums have been very popular as they appeal to people of all ages. An important recent trend has been the re-creation of habitats that represent entire ecosystems that include land and aquatic environments and different strata of life. These include examples of the world's most important and interesting biomes. Careful planning and project execution are the hallmarks of successful aquarium projects.

[2] Leighton Taylor, *Aquariums, Windows to Nature* (Prentice Hall, 1993).

[3] Zhang, X et al, *Tour d'horizon des Aquariums en Chine*, Bulletin de l'Institut océanographique, Monaco, n° spécial 20, fascicule 1 (2001), English translation.

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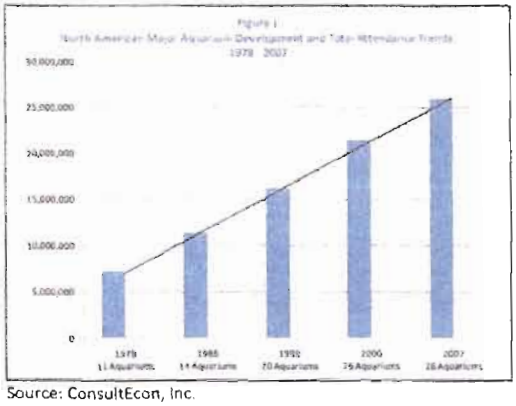
The benefits of public aquariums have been such that they have been developed throughout the world, and continue to maintain popularity with tourists and achieve high rates of repeat visitation among resident populations. These public aquariums are often a city's most high-profile visitor attraction. Aquariums have particularly "enjoyed a renaissance"[4] in the past 30 years and have been seen as urban renewal catalysts, as both large and small cities have planned to develop or have developed aquariums not only for social value but also for economic development benefits. An example of this is the experience in North America.

Figure 1 shows the growth of major aquariums in North America and their combined annual attendance over the past 30 years. As shown in Figure 1, both the number of projects and total attendance has grown substantially over the 30-year period. Aquariums are now a well-known attraction type that many visitors have visited in the past and in locations worldwide. Aquariums are considered high value experiences to be included on a tourist's itinerary and as a special outing for area residents. Many aquariums have successfully interpreted their unique, local marine or freshwater stories, becoming a "must-see" destination in tourism settings, as a visit to the aquarium becomes part of the tourists' experience in learning about the place they are visiting.



Source: ConsultEcon, Inc.

[4] Association of Zoos and Aquariums, *2020 Trend Report* (1999).

Overall, public aquariums have been a source of quality entertainment for many years exhibiting a variety of marine species that patrons would not otherwise be able to see and creating a unique and memorable experience. In the past few decades, aquariums have evolved into not just a source of entertainment for its visitors but also a vehicle for public education and research about aquatic environments, directly and indirectly stimulating the desire to preserve these environments.

The technology and exhibit techniques of aquariums have improved substantially in the past decades. Advanced life support systems; improved husbandry techniques; larger, unobstructed acrylic panels and tunnels for better viewing; and other improvements are available to the new generation of aquariums. However, as technological advances have improved and enhanced the visitor experience, visitor expectations have also risen.

Potential Markets

To gain further insights into the future of the industry, we surveyed about 350 people in the aquarium industry worldwide about what they saw as the top potential new markets for aquarium development, and about the location and status of new aquarium development underway. The responses were weighted to those with understanding of the English language, with 75 percent within North America and 25 percent from outside North America. There were a wide range of respondents from aquarium employees, to architects and exhibit designers, to owners and operators to aquarium suppliers and consultants. We received 85 responses, or about a 24 percent response rate.

After weighting the responses for top markets for new aquariums, the top six markets for aquarium development (in order) were China, the Middle East, North America, Southeast Asia, South America and Eastern Europe. The survey also found that there are currently about 53 new aquariums being developed worldwide. For those 51 projects for which there were responses, 55 percent are in the planning phase, 25 percent are in design, and 20 percent are under

construction as shown in **Table 2** below.

Table 2

Phase of Development	No. of Aquariums	Percent of Total
In Planning	28	55%
In Design for Construction	13	25%
Under Construction	10	20%
Total	**51**	**100%**

Of the 53, 42 percent are in North America, 23 percent are in Asia, 11 percent for both the Middle East and Western Europe, 6 percent in South America, and 4 percent for both Eastern Europe and Africa as shown in **Table 3** below.

Table 3

Location	No. of Aquariums	Percent of Total
North America	22	42%
Asia	12	23%
Middle East	6	11%
West. Europe	6	11%
South America	3	6%
Africa	2	4%
Eastern Europe	2	4%
Total	**53**	**100%**

Overall, our survey conclusions are that there is currently aquarium development activity in all parts of the world.

Keys to Economic Sustainability

We have identified 11 factors, or "keys to success", that contribute to the successful aquarium. They are as follows:

1. **Established on a Sound Financial Basis** - An aquarium must be established on a sound financial basis for it to have adequate resources to accomplish the success factors above, and to achieve its goals of education and benefits to conservation in an entertaining environment. The sources of revenue for aquariums typically comprise the following:

Earned Revenues:

- Admissions
- Memberships
- Retail
- Food Service
- Special Events and Facility Rentals
- Programs
- Miscellaneous (i.e. stroller and locker rentals, donation boxes, traveling exhibits rentals, parking, audio tour rentals)

Private, non-profit aquariums, and some for-profit aquariums, have the potential for non-earned revenue which can comprise between 0 and 50 percent of total revenue for some aquariums.

Non-Earned Revenues:

- Donations
- Gifts In-Kind
- Corporate Memberships and/or Sponsorships
- Educational Programs
- Research Grants
- Interest on Operating and Replacement Reserve Account Balances
- Endowment Proceeds
- Other

Notably, over the past few decades, aquariums, like other attractions, have focused on increasing their earned revenue potential by adding such activities as unique interactive programs, facility rentals and educational programs on and off-site. The following pie charts show an example of the shift of sources of revenue for an aquarium over a 30-year period.

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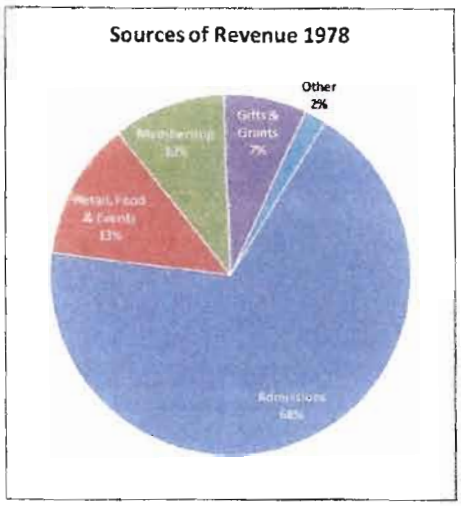

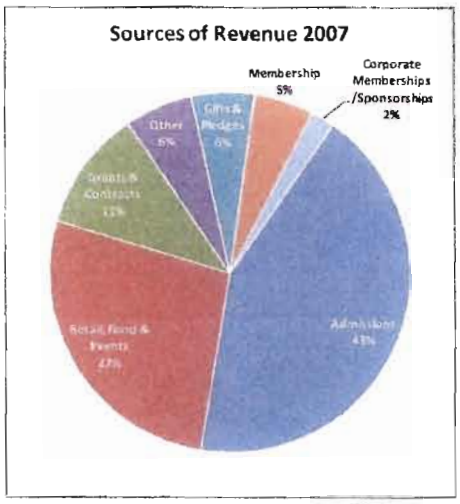

Aquariums have been structured in many different ways. There are a number of legal and operational distinctions between non-profit institutions and for-profit enterprises. It is important to note, however, that non-profit attractions can operate or "behave" much like commercial ventures, and for-profit ventures can embody many of the behaviors more typically associated with non-profit institutions. As such, it is instructive to view each institution on a continuum: at one end, a fully-integrated commercial vacation destination such as Sea World; at the other end, a non-profit, low admission aquarium with a largely local visitor base. Most aquariums, clearly, fall somewhere in the middle of these two ends of the continuum, and the relative placement of each aquarium on this continuum depends on the institution's organizational structure, the nature of the products and services offered, and the overall mission and goals of the organization. Key factors that help differentiate for-profit and non-profit aquariums include aquarium mission, extent of education and conservation activities, tax status, capital funding sources and to an extent the nature of the visitor experience. However, recent trends have shown that for-profit aquariums are expanding their educational and conservation activities through a non-profit "friends" group to gain access to public funds to support these programs, increase their attendance potential and improve their image.

2. **Good Location and Site** - Visibility, accessibility, adequate parking and an attractive site are all critical to project success. Good views from the site, supportive nearby land uses and strong connections to the water are also important determinants of the quality of a site for this public use.

3. **Critical Mass of Attraction Elements** - The aquarium (often augmented by nearby visitor attractions) must offer sufficient content to draw residents from nearby and on longer day trips, and to attract visitation from tourists to the area. Some aquariums that have struggled for attendance have not had supportive attractions and visitor infrastructure.

4. **Strong Thematic Focus** - The new generation of aquariums have tended to focus their exhibit program to create a comprehensive "story line" that is much more than the sum of its individual exhibits.

5. **Depth of Visitor Experience Offered** - The aquarium visitor currently has high expectations

of their visit, and a very rewarding experience is needed to sustain repeat attendance and to attract new visitors.

6. **Length of Stay/Attraction Content** - A length of stay and quality of aquarium content must be commensurate with ticket price.
7. **Outstanding Exhibits and Programs** - New aquarium technologies and interpretive techniques are available for the next generation of aquariums to achieve these requirements and goals.
8. **Serves Residents and Visitors** - Aquariums rely on both resident and tourist markets. The location, program and marketing must address both major audience groups and must be sensitive to the unique characteristics of these markets.
9. **Broad Audience Mix** - Exhibits and interpretation that appeal to a wide audience are needed. The audience varies in age and education, level of interest in scientific detail and in expectation for an entertainment versus learning experience.
10. **Offers Multiple Visit Opportunities** - An aquarium must develop a pattern of repeat visitation in its resident markets (and even in its travel markets if possible). Changing exhibit galleries, special programs and events, and attractive membership options are ways to build the repeat visit audience.
11. **Offers Opportunities to Spend and to Relax** - The aquarium must ensure that all of its visitors' needs are fulfilled including opportunities to purchase a souvenir, have a light meal or snack, and have a place to sit and rest during the visit.

The worldwide experience of aquariums indicates that there are many major aquariums that successfully serve large resident and/or tourist markets, as well as many mid-sized aquariums that serve smaller resident and/or tourist markets. The individual market profiles of major aquariums vary depending on their local market context. Some have achieved deep market acceptance of local markets. Other aquariums have relied more on tourist markets. Still other aquariums maintain a balance, with visitation drawn equally from local residents and tourists. It is an important finding that aquariums can achieve success in various market contexts given quality program content, competitive pricing, strategic marketing programs and developing a sustainable operating model, in particular to offset outside forces, such as economic recession.

Examples of Future Prospects / Challenges

Examples of Future Prospects include:

- Large, untapped urban markets and tourist destinations.
- Smaller markets with potential for smaller aquariums.
- In combination with zoos, natural history museums, nature centers, other mixed-use developments or other facilities.

Examples of Future Challenges include:

- High cost associated with building new aquariums.
- General economic conditions.
- Marine mammals are popular with audiences, especially with the trend in interactive programs, but there issues regarding captivity and public perception.
- Risk from outside forces, such as being located in a tourist destination that is reliant on international air travel, or challenged economy's impact on both non-earned and earned revenue potential.

Conclusions

We are in a growth industry. Of the top 100 most populated cities in the world, those with metro populations of over 3 million, only about half currently have aquariums. In some of the larger markets there exists more than one major aquarium. For example, Shanghai has two, the Shanghai Ocean Aquarium and

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Shanghai Chang Feng Ocean World.

Based on our survey, of the proposed new aquariums, over 26 percent are located in the top 100 most populated cities in the world. On the basis of population alone, this leaves an estimated 40 percent of the most populated cities that do not yet have aquariums or that have aquariums planned. There is significant growth potential for the aquarium industry worldwide.

ConsultEcon, Inc. provides services to clients in the areas of project and plan concept development, evaluation and implementation in the fields of Visitor Attractions, and Travel, Tourism and Resort Development.

Our services in the aquarium industry include:

- **Business Planning** - Plans for existing and new aquariums and other attractions.
- **Feasibility Studies** – Evaluation of market support and financial feasibility, including sensitivity analysis.
- **Site Reviews** – Review of proposed site from market and economic development perspective, including such issues as visibility, accessibility and nearby uses.
- **Alternative Site Selection** - Evaluation of alternative sites for aquariums and attractions.
- **Operations Evaluation** - Evaluation of management and operations with strategic solutions for both non-profit and commercial operators.
- **Economic Impacts** - Economic and fiscal impacts of aquariums and attractions. This is often an important component in project funding with publicly supported projects.
- **Project Reviews** - Independent project evaluations for leadership and funders.
- **Master Plans** - Site and market analysis, operating plans, and sensitivity analysis for single and multiple use sites.
- **Expansion Plans** - Analysis of potential visitation and operations impacts.
- **Pre-Opening Planning** - Development of pre-opening plans including timing of staff hires, operating expenses, exhibit programming, animal collections, temporary holding, installation, marketing for opening, and cash flow.
- **Project Repositioning** – Strategic evaluation of marketing and operations for a project based on those project's unique circumstances and/or related to outside forces, such as an economic recession.
- **Primary Market Research** - Visitor surveys and focus groups, pricing, and interpretive approach.
- **Real Estate Evaluations** - Rent, valuation, and feasibility analysis for aquarium, other attractions', retail and food service properties.
- **Tourism Development** – Local and regional strategies for developing and increasing visitation.

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Item No. 8

CITY OF SOUTH PADRE ISLAND
CITY COUNCIL MEETING
AGENDA REQUEST FORM

MEETING DATE: December 19, 2018

NAME & TITLE: Clifford Cross, Planning Director

DEPARTMENT: Planning Department

ITEM

Discussion and action to approve the License Agreement with South Padre Redevelopment Company to temporarily close a 7,500 square foot portion of Ling Street to accommodate the installation and operation of their proposed Ferris Wheel project.

ITEM BACKGROUND

South Padre Redevelopment Company is seeking the temporary closure of a 50' x 150' portion of West Ling Street to convert that portion of Ling Street into a pedestrian promenade and entertainment center. A portion of the closure will be subleased to Recoil Incorporated for the installation of a Ferris Wheel.

BUDGET/FINANCIAL SUMMARY

Not Applicable – There is no budget/financial impact associated with this proposed closure.

COMPREHENSIVE PLAN GOAL

7.A. Develop a diversified economy in order to increase spending on the island throughout the year.

LEGAL REVIEW

Sent to Legal:	YES: X	NO:
Approved by Legal:	YES: X	NO:

RECOMMENDATIONS/COMMENTS

License Agreement
For Operation of an Amusement Ride
in Public Right-of-Way

THIS LICENSE AGREEMENT is entered into this 19th day of December, 2018, by and between the Licensee, South Padre Island Redevelopment Corporation. ("Licensee"), whose address is (P. O. Box 610, McAllen, Texas 78478), and the Licensor, City of South Padre Island, Texas, a Texas home-rule city (sometimes hereinafter referred to as "City").

WHEREAS, Licensee owns the real property and improvements specifically described as Lots 10, 11, and 12, Block 39, Padre Beach Section IV, and Lot 1, Block 1, Louie's Resubdivision located in the City of South Padre Island, Cameron County, Texas (the "Adjacent Properties"); and

WHEREAS, the City acquired a 50' public Right of Way by virtue of the Owner of the 44.44 acres of real property that was subdivided as Padre Beach Section IV and dedicated by plat to public use the streets, easements, and rights-of-way established by that plat herein attached as Exhibit "A"; and

WHEREAS, Licensee wishes to construct and operate an Amusement Ride—specifically, a "Ferris Wheel"-- on a portion of said public Right of Way (the "ROW Property") as shown on the plans herein attached as Exhibit "B"; and

WHEREAS, Licensee has requested that the City grant this license to utilize the ROW Property for the purposes set forth in this License Agreement: and

WHEREAS, City Council has previously approved a petition by all the adjacent landowners, the majority of which are Licensee, to temporary close the ROW Property, the City Council is willing to grant Licensee this License for the purposes set forth herein, subject to certain terms and conditions, including the condition that the City may revoke the license upon a finding by City Council that the ROW Property is needed for public use; and

WHEREAS, in consideration of receipt of this License, Licensee agrees to hold harmless, defend, and indemnify the City for any damages or injuries that may result from the construction, operation, existence, or use of the Ferris Wheel and have further agreed that no enlargement or expansion beyond the ROW Property, or alteration shall be made to the Improvements, save for customary and reasonable maintenance and repair;

NOW THEREFORE, the City, in consideration of the sum of Ten Dollars No/100 and for the terms and conditions of this Agreement, Licensee and City agree as follows:

1) **Recitals.** The foregoing Recitals are true and correct and are made a part of this License Agreement by this reference.

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2) **Grant of License; Use.** City hereby grants Licensee a License on the ROW Property for the purpose of allowing the construction, use, existence, and operation of a Ferris Wheel and any related facilities and infrastructure necessary for its operation, to promote, enhance, and attract tourism to the City. The ROW Property may also be used for other purposes intended to promote, attract, and diversify tourism in the City, but only upon the consideration by and written consent of the City. Licensee covenants that Licensee will not, without written consent of the City, permit the ROW Property to be used or occupied by any person, firm, entity or corporation other than Licensee and Licensee's agents, residents, and guests. Licensee shall not permit the ROW Property to be used or occupied in any manner which will violate any laws or regulations of any governmental authority.

3) **Implementation.** With City input, and in accordance with all other applicable City ordinances and requirements, Licensee shall retain qualified contractors and consultants for all geotechnical investigation, surveying and engineering, site plans and preparation, and site improvements necessary for the provision and installation of the Ferris Wheel. Licensee specifically agrees to the following:

   a) Licensee shall provide to City all materials related to the construction and installation of the Ferris Wheel, including but not limited to studies and reports, surveys and plans, and other specifications. Licensee agrees work shall not commence without prior review and approval of such materials by the appropriate City departments.

   b) Licensee shall provide all funding and assume all costs related to the design, construction, provision, installation, inspection, and maintenance of the Ferris Wheel; Licensee shall also pay for all utilities upon operation.

   c) Licensee shall obtain all necessary and applicable approvals and certificates required under applicable state, federal, and local laws and regulations, including but not limited to the Texas Amusement Ride Safety Inspection and Insurance Act, the Amusement Ride Safety Inspection and Insurance Act rules pursuant to Title 28, Part 1, Chapter 5, Subchapter J of the Texas Administrative Code, and any other governmental regulations responsible for amusement ride oversight;

   d) Licensee shall provide City with all final plans, drawings, as-builts, and similar documents. The operation of the Ferris Wheel shall not commence without all approvals have been obtained by the appropriate City departments.

4) **Operation, Maintenance, and Inspection of Ferris Wheel**

   a) Licensee, at its sole cost, shall be responsible for the daily inspection, operation, and maintenance of the Ferris Wheel with qualified, professional personnel as is standard in the amusement ride industry to ensure its safe and successful operation.

   b) Licensee shall operate the Ferris Wheel in accord with safety standards and protocols that are best practices in the amusement ride industry.

c) Licensee shall comply with, coordinate, and obtain all approvals, reporting requirements, and certifications that are required by applicable state, federal, and local laws and regulations, including but not limited to the Texas Amusement Ride Safety Inspection and Insurance Act, the Amusement Ride Safety Inspection and Insurance Act rules pursuant to Title 28, Part 1, Chapter 5, Subchapter J of the Texas Administrative Code, and any other governmental regulations responsible for amusement ride oversight, including without limitation, regular safety inspections conducted by a qualified safety inspector; as well as Licensee's insurance provider providing coverage for the Ferris Wheel and its use and operation.

d) Licensee agrees to permit the City or its authorized representatives to inspect Ferris Wheel operations and equipment at any time; on a quarterly basis, Licensee shall provide the City Environmental Health Services Department, Code Enforcement Division, with all records of operation, maintenance, inspections, and certifications.

e) Hours of operation and ticket prices shall be mutually agreed upon by the City and Licensee. The City shall be entitled to twenty-five percent (25%) of the value of all tickets sold. The funds due and payable herein shall be accounted for and payable by Licensee on the first calendar day of each month, and shall be payable to the City Finance Department. The City shall have access to all bookkeeping and billing records as kept by Licensee in accordance with in the operation of the Ferris Wheel.

5) Ownership; Termination of License

a) The City retains an interest in the ROW Property for public street purposes. Licensee shall retain ownership of the Ferris Wheel and support facilities and infrastructure. In the event Licensee as an entity dissolves, the City Council terminates this License as provided herein, or in the event the City and Licensee mutually agree that the continuance of the operation of the Ferris Wheel in the ROW Property is not in the best interests of the City or Licensee, this license shall terminate and Licensee shall be responsible for the deconstruction of the Ferris Wheel and related facilities and infrastructure, and shall restore the ROW Property to its condition as was before the installation of the Ferris Wheel, suitable for vehicular and pedestrian use.

6) Indemnity; Non-Liability; Insurance

a) City shall not be liable to Licensee or to Licensee's employees, agents, guests, or invitees or to any other person or third party whomsoever, for any injury to persons or damage to property on or about the ROW Property caused by the negligence or misconduct of Licensee, its employees, customers and concessionaires or of any other person entering the ROW Property under the express or implied invitation of Licensee or arising out of the use of the ROW Property by Licensee and the conduct of its business therein or arising out of any breach or default by Licensee in the performance of its obligations hereunder.

b) Licensee covenants and agrees to fully indemnify, defend, and hold harmless City and its elected officials, agents, employees, officers, directors, volunteers, and representatives, individually or collectively, from and against any and all costs, claims, liens, damages, losses, expenses, fees fines, penalties, proceedings, actions, demands, causes of actions, liability and suits of any kind and nature, including but not limited to, personal injury or death and property damage, made upon the City directly arising out of, resulting from or related to Licensee's activities under this License and/or the Licensee's use or occupancy of the ROW Property, including any acts or omissions of any subcontractor or agent of Licensee, and their representatives, employees, consultants, and Licensee's respective officers, agents, employees, directors and representatives while in the exercise of performance of the activities permitted by this License. The provisions of this indemnification shall be included in Licensee's insurance policy to benefit City, and are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity. Licensee shall promptly advise the City in writing of any claims or demand against the City related to or rising out of the Licensee's activities under this License and shall see the investigation of and defense of such claim or demand at Licensee's cost. The City shall have the right, at its option and at its own expense, to participate in such defense without relieving Licensee of any of its obligations under this License.

c) Licensee shall maintain, at its sole cost and expense, maintain a policy of comprehensive general liability insurance issued by an insurance company satisfactory to the City and authorized and admitted to do business in the State of Texas and with an A.M. Best's rating of no less than A-(VII), with the City of South Padre Island named as additional insured. Said policy shall provide for limits at the minimum amounts and types described:

Commercial General Liability insurance to cover premises operations, independent contractors, products/completed operations, personal injury, contractual liability, environmental impairment, and broad form property damage:

i) Bodily injury and property damage:

(1) $1,000,000 per occurrence

(2) $2,000,000 general aggregate

d) Licensee shall cause a copy of said policy to be promptly delivered to City and renewals thereof shall be delivered to City at least thirty (30) days prior to the expiration of the respective policy terms. All policies of insurance delivered to City must contain a provision that the company writing said policy will give to City thirty (30) days' notice in writing in advance of any cancellation or lapse of the effective date or any reduction in the amounts of insurance.

7) <u>Non-exclusive.</u> This License is nonexclusive and is subject to any existing utility, drainage or communications facilities located in, on, under or upon the ROW Property.

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8) **Access.** Upon prior written notice to Licensee, except in the case of an emergency, Licensee agrees that City may enter and utilize all areas referenced in this Agreement at any time for the purpose of installing, repairing, replacing, or maintaining improvements to its public facilities or utilities necessary for the health, safety and welfare of the public or for any other public purpose. City shall bear no responsibility or liability for any damage or disruption or other adverse consequences resulting from improvements installed by Licensee, but City will make reasonable efforts to minimize such damage.

9) **Mechanic's Liens.** Licensee shall fully pay all labor and materials used in, on or about the Improvements and will not permit or suffer any mechanic's or material man's liens of any nature be affixed against the ROW Property by reason of any work done or materials furnished to the Improvements at Licensee's instance or request.

10) **Future City use.** This License is made expressly subject and subordinate to the right of City to use the ROW Property for any public purpose whatsoever.

11) **Notice and Cure.** In the event that Licensee is in violation of the terms of this Agreement (and such violation remains uncured as set forth below), this Agreement shall be referred to the City Council for termination. Notwithstanding the forgoing, unless the violation is determined by the City Manager to cause an immediate danger to public health and safety, the City must first give Licensee notice of any alleged event of default, and the opportunity for thirty (30) days after such notice (or such longer period the parties agree is reasonably necessary, but in no case longer than ninety (90) days) to cure such default. If such non-immediate danger default is not cured in such thirty (30) day period (or agreed longer period), this Agreement shall be referred to City Council for termination.

12) **Successors and Assigns.** Licensee shall not assign, or otherwise attempt to transfer Licensee's rights and obligation under this Agreement to a third party without the written consent of the City. Subject to the forgoing, the obligations and conditions of this License Agreement, and the rights and interests created herein, shall be binding upon and inuring to the benefit of the parties hereto and their respective successors and assigns.

13) **Independent Contractor.** It is understood and agreed by and between the parties that in the receipt of this License, Licensee is acting independently, and that the City assumes no responsibility or liabilities to any third party in connection with these actions. All activities performed by License pursuant to this License shall be in the capacity of an independent contractor, and not as an agent or employee of the City.

14) **Applicable Law and Venue.** This License shall be construed in accordance with and governed by the laws of the State of Texas. Venue for litigation concerning this License shall be in Cameron County, Texas.

15) **Duration.** This License may be terminated by the City upon a finding by City Council that either: (i) there is a public need for the use of the ROW Property that requires the termination of this License; or (ii) the Licensee is in violation of its terms of this License. This License may

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be terminated by Licensee by giving City written notice of such termination. Upon termination, whether initiated by Licensee or City, Licensee shall peaceably surrender and deliver the ROW Property to the City, or its agents. Licensee further agrees that it will restore the ROW Property to the condition existing at the commencement of this License, suitable for vehicular and pedestrian use. Upon termination of this License and Licensee's surrender and delivery of the ROW Property, as set out immediately above, neither party shall have any further obligation to the other under this Agreement.

16) **Amendments.** No modification, amendment or alteration of the terms or conditions contained herein shall be effective unless contained in a written document executed by the parties hereto, with the same formality and of equal dignity herewith.

17) **Severance.** In the event this License or a portion of this License is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective unless City or Licensee elect to terminate this License.

18) **Priority of Provisions.** If there is a conflict or inconsistency between any term, statement, requirement, or provision of any Exhibit attached hereto, any document or events referred to herein or any document incorporated into this License by reference or a term statement, requirement or provision of this License, the term, statement requirement or provision contained in this License shall prevail and be given effect.

19) **Prior Agreements.** This document incorporates and includes all prior negotiations, correspondences, conversations, agreements and understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or understanding concerning subject matter of this License that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written. It is further agreed that no modification, amendment or alteration in the terms or condition contained herein shall be effective unless contained in a written document utilizing the same formalities as this License.

20) **Compliance With Laws.** Licensee shall comply with all federal, state and local laws, codes, ordinances, rules and regulations in performing its duties, responsibilities, and obligations related to this Agreement.

21) **Waiver.** Failure of the City to insist upon strict performance of any covenant or condition of this License Agreement, or to exercise any right herein contained, shall not be construed as a waiver or relinquishment for the future of any such covenant, condition or right; but the same shall remain in full force and effect. None of the conditions, covenants or provisions of this License Agreement shall be waived or modified except by the parties hereto in writing.

22) **Notices.** Any notice or demand, which under the terms of this License or by any statute or ordinance, given or made by a party hereto, shall be in writing and shall be given by certified U.S. mail sent to the other party at the address set forth below, or to such other address as

8-7

such party may from time to time designate by notice.

{THIS SPACE INTENTIONALLY LEFT BLANK}

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Notice to the City shall be addressed to:

CITY MANAGER
CITY OF SOUTH PADRE ISLAND
4601 Padre Blvd.
South Padre Island, TX 78597

Notice to the Licensee shall be addressed to:

SOUTH PADRE ISLAND REDEVELOPMENT CORPORATION
Mr. Alter Holand, President
P. O. Box 610
McAllen, TX 78505

_____
_____
_____

1. **Recordation.** This License shall be recorded in the Public Records of Cameron County with Seascape paying for the costs of such recordation.

2. **City Attorney Approval.** The City Attorney has approved the terms and conditions set forth in this License as to form and legality. Accordingly, no modification of these terms and conditions shall be binding upon the City unless they are specifically endorsed and approved by the City Attorney.

{THIS SPACE INTENTIONALLY LEFT BLANK}

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IN WITNESS WHEREOF, the parties hereto have executed this License as of the day and year above written.

CITY OF SOUTH PADRE ISLAND

_____
Susan Guthrie, City Manager

THE STATE OF TEXAS,

COUNTY OF CAMERON

BEFORE ME, the undersigned authority in and for Cameron County, Texas, on this day personally appeared Susan Guthrie, known to me or proved to me through _____ (description of identity card or other document) to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

NOTARY SEAL

_____
Notary Public, State of Texas

_____
Notary's Name (Printed)

_____
Notary's Commission Expires

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_____ (Signature)

[SIGNATORY]

SOUTH PADRE ISLAND REDEVELOPMENT CORPORATION

THE STATE OF TEXAS,

COUNTY OF CAMERON

BEFORE ME, the undersigned authority in and for Cameron County, Texas, on this day personally appeared _____ known to me or proved to me through _____ (description of identity card or other document) to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

NOTARY SEAL

_____

Notary Public, State of Texas

_____

Notary's Name (Printed)

_____

Notary's Commission Expires

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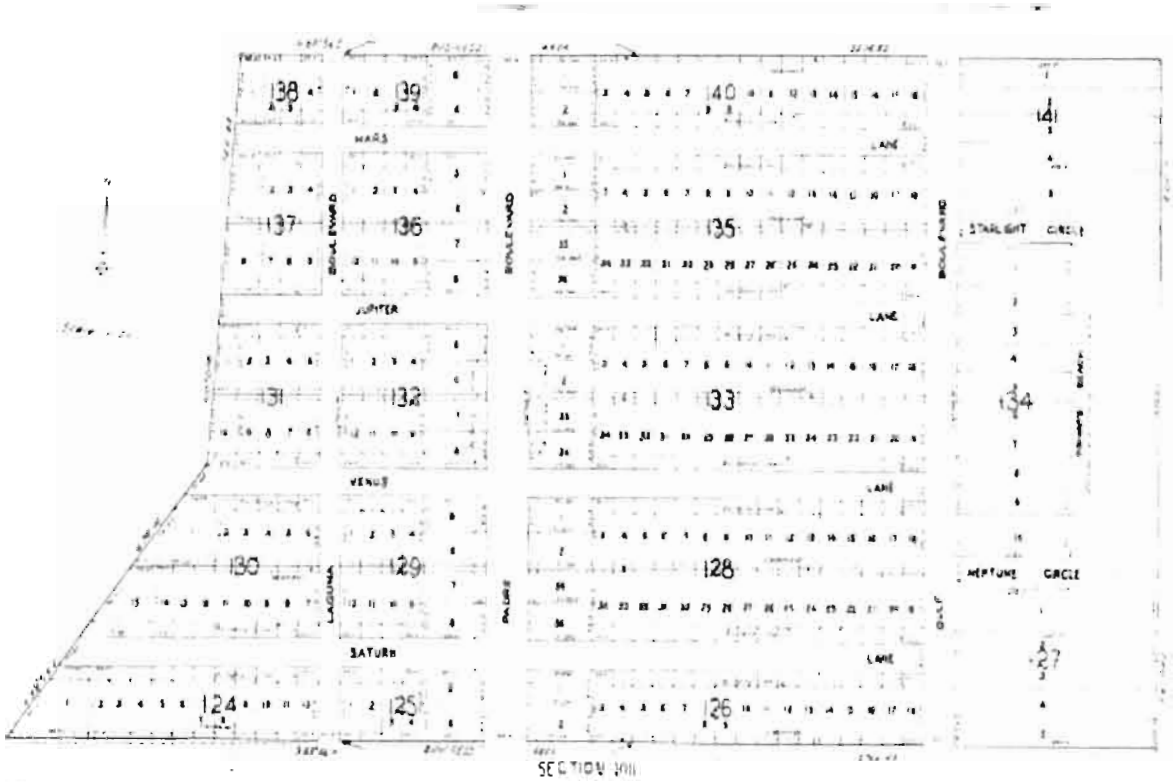
Exhibit "A"

8-12


138
139
140
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MARS
LANE
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136
135
STARLIGHT
CIRCLE
BOULEVARD
JUPITER
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134
VENUS
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129
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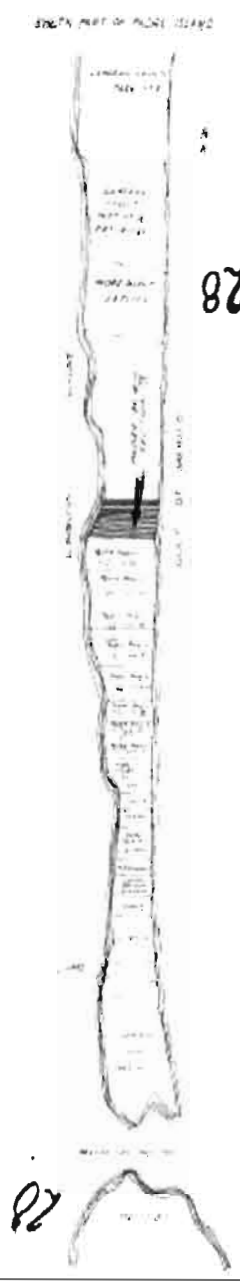
NEPTUNE
CIRCLE
LAGUNA
PACIFIC
GULF
SATURN
124
125
126
127
SECTION VIII



8-13

Exhibit "B"

METES AND BOUNDS DESCRIPTION

0.172 Acre (7,500 sq. Ft.) Tract being that portion of Ling Street (50 ft. r.o.w.) bounded on the west by the east right-of-way of Laguna Boulevard (50 ft. r.o.w.); on the north by the south boundary line of Lots 10, 11 and 12, Block 39, Padre Beach Section IV Subdivision (Vol. 14, Pg. 52, Map Records); on the east by the southerly extension of the east boundary line of said Lot 10, Block 39; and on the south by the north boundary line of Lot 1, Block 1, Amended plat of Louie's Subdivision (Cabinet I, Slots 1306-B and 1307-A, Map Records), in the city of South Padre Island, Cameron County, Texas; said 0.172 acre tract being more particularly located and described as follows;

BEGINNING, at a one-half inch iron pin with a yellow plastic cap stamped "M&R Inc" found at a corner of said Lot 1, Block 1, Amended plat of Louie's Subdivision, and being the point of intersection of the south right-of-way line of said Ling Street and the east right-of-way line of said Laguna Boulevard, for the southwest corner of this tract;

THENCE, North 06 Deg. 22 Min. East, a distance of 50.0 feet to a concrete nail set at the southwest corner of Lot 12, Block 40, of said Padre Beach Section IV Subdivision and being the intersection of the north right-of-way line of said Ling Street and the east right-of-way line of said Laguna Boulevard, for the northwest corner of this tract;

THENCE, along said north right-of-way line of Ling Street, North 83 Deg. 38 Min. East, a distance of 150.0 feet, to a one-half inch iron pin with an i.d. cap (illegible) found at the southeast corner of Lot 10, Block 40, Padre Beach Section IV Subdivision, for the northeast corner of this tract;

THENCE, leaving said right-of-way line, South 06 Deg. 22 Min. West, a distance of 50.0 feet, to a steel spindle set on the north line of said Lot 1, Block 1, Amended Plat of Louie's Subdivision, for the southeast corner of this tract;

THENCE, along the north line of said Lot 1, Block 1, South 83 Deg. 38 Min. West, a distance of 150.00 feet to the **POINT OF BEGINNING;**

CONTAINING, 0.172 Acre, more or less.

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APPLICATION FOR THE TEMPORARY CLOSURE OF A PORTION OF LING STREET, A PUBLIC STREET IN THE CITY OF SOUTH PADRE ISLAND, TEXAS.

DATE: November 19, 2018

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS:

South Padre Redevelopment Company, A Texas corporation, makes application for the temporary closure of a portion of Ling Street. The reason for the temporary closure is to obtain a license from the City for that closed portion of Ling Street and convert that portion of Ling Street into a pedestrian promenade and entertainment center. We plan to sublease a portion of that property to Recoil Incorporated for the installation of a Ferris Wheel.

South Padre Redevelopment Company agrees to pay the costs of the administrative fee in connection with this Application. We understand that this fee is not refundable.

Exhibit No. 1, which is attached to this application, is a copy of the official petition of the only abutting property owner requesting temporary closure of the portion of Ling Street.

Exhibit No. 2-1 is a metes and bounds description of that portion of Ling Street proposed to be closed. Exhibit 2-2 is a survey of that portion of Ling Street proposed to be closed.

Exhibit No. 3 is a sketch of the portion of Ling Street sought to be closed and also shows: (a) the surrounding area to the nearest street in all directions; (b) all of the abutting lots; and (c) the record owner of each of such lots.

Exhibit No. 4 includes copies of recorded deeds together with a copy of the Cameron County Appraisal District reports reflecting ownership of the abutting properties, showing current ownership of all property contiguous to the area proposed to be closed.

Respectfully Submitted

[Signature Page Follows]

South Padre Redevelopment Company

By: _____
Alter Holand, President

November 19, 2018
Date

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE, ME the undersigned authority, on this day personally appeared Alter Holand, President of South Padre Redevelopment Company, known to me to be a credible person and the signer of the foregoing Application, and who, after being by me duly sworn, did upon his oath state that the information contained in such Application is true and correct to the best of his knowledge and belief.

_____
Notary Public, State of Texas

IMELDA CAMPOS
My Notary ID # 126178802
Expires July 13, 2019

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PETITION FOR TEMPORARY CLOSURE

The undersigned petitions the City of South Padre Island for the temporary closure of the western most 150 feet of Ling Street (the "Ling Property").

By the signature below, I am affirming that South Padre Redevelopment Company owns all of the property that abuts the Ling Property, that I am the President of South Padre Redevelopment Company and that I am authorized to make the statements in the Application and this Petition.

ADDRESS	NAME(Print)	SIGNATURE	PHONE	DATE
201 West Pampano, South Padre Island, Texas 78597	Alter Holand, President of South Padre Redevelopment Company		(956) 631-7131	November19, 2018

Who is the contact person for this request?

Name: Alter Holand

Address: P.O. Box 610, McAllen, Texas 78505

Phone: (956) 631-7131

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EXHIBIT 1

PETITION FOR TEMPORARY CLOSURE

The undersigned petitions the City of South Padre Island for the temporary closure of the western most 150 feet of Ling Street (the "Ling Property").

By the signature below, I am affirming that South Padre Redevelopment Company owns all of the property that abuts the Ling Property, that I am the President of South Padre Redevelopment Company and that I am authorized to make the statements in the Application and this Petition.

ADDRESS	NAME(Print)	SIGNATURE	PHONE	DATE
201 West Pompano, South Padre Island, Texas 78597	Alter Holand, President of South Padre Redevelopment Company		(956) 631-7131	November 19, 2018

Who is the contact person for this request?

Name: Alter Holand

Address: P.O. Box 610, McAllen, Texas 78505

Phone: (956) 631-7131

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EXHIBIT 2-1

Mejia & Rose, Incorporated

Engineering *Surveying*

South Padre Island Redevelopment Company
0.172 Acre Tract

August 13, 2018
Job No. 20488

METES AND BOUNDS DESCRIPTION

0.172 Acre (7,500 sq. Ft.) Tract being that portion of Ling Street (50 ft. r.o.w.) bounded on the west by the east right-of-way of Laguna Boulevard (50 ft. r.o.w.); on the north by the south boundary line of Lots 10, 11 and 12, Block 39, Padre Beach Section IV Subdivision (Vol. 14, Pg. 52, Map Records); on the east by the southerly extension of the east boundary line of said Lot 10, Block 39; and on the south by the north boundary line of Lot 1, Block 1, Amended plat of Louie's Subdivision (Cabinet I, Slots 1306-B and 1307-A, Map Records), in the city of South Padre Island, Cameron County, Texas; said 0.172 acre tract being more particularly located and described as follows;

BEGINNING, at a one-half inch iron pin with a yellow plastic cap stamped "M&R Inc" found at a corner of said Lot 1, Block 1, Amended plat of Louie's Subdivision, and being the point of intersection of the south right-of-way line of said Ling Street and the east right-of-way line of said Laguna Boulevard, for the southwest corner of this tract;

THENCE, North 06 Deg. 22 Min. East, a distance of 50.0 feet to a concrete nail set at the southwest corner of Lot 12, Block 40, of said Padre Beach Section IV Subdivision and being the intersection of the north right-of-way line of said Ling Street and the east right-of-way line of said Laguna Boulevard, for the northwest corner of this tract;

THENCE, along said north right-of-way line of Ling Street, North 83 Deg. 38 Min. East, a distance of 150.0 feet, to a one-half inch iron pin with an i.d. cap (illegible) found at the southeast corner of Lot 10, Block 40, Padre Beach Section IV Subdivision, for the northeast corner of this tract;

THENCE, leaving said right-of-way line, South 06 Deg. 22 Min. West, a distance of 50.0 feet, to a steel spindle set on the north line of said Lot 1, Block 1, Amended Plat of Louie's Subdivision, for the southeast corner of this tract;

THENCE, along the north line of said Lot 1, Block 1, South 83 Deg. 38 Min. West, a distance of 150.00 feet to the **POINT OF BEGINNING;**

CONTAINING, 0.172 Acre, more or less.

This narrative metes and bounds description is accompanied by a plat of survey of the 0.172 Acre tract described hereon.

Eduardo H. Mejia,
Registered Professional Land Surveyor No. 3900
State of Texas

STATE OF TEXAS
REGISTERED
E.H. MEJIA
3900
PROFESSIONAL
LAND SURVEYOR

P. O. Box 3761 • Brownsville, Texas 78523 • (956) 544-3022

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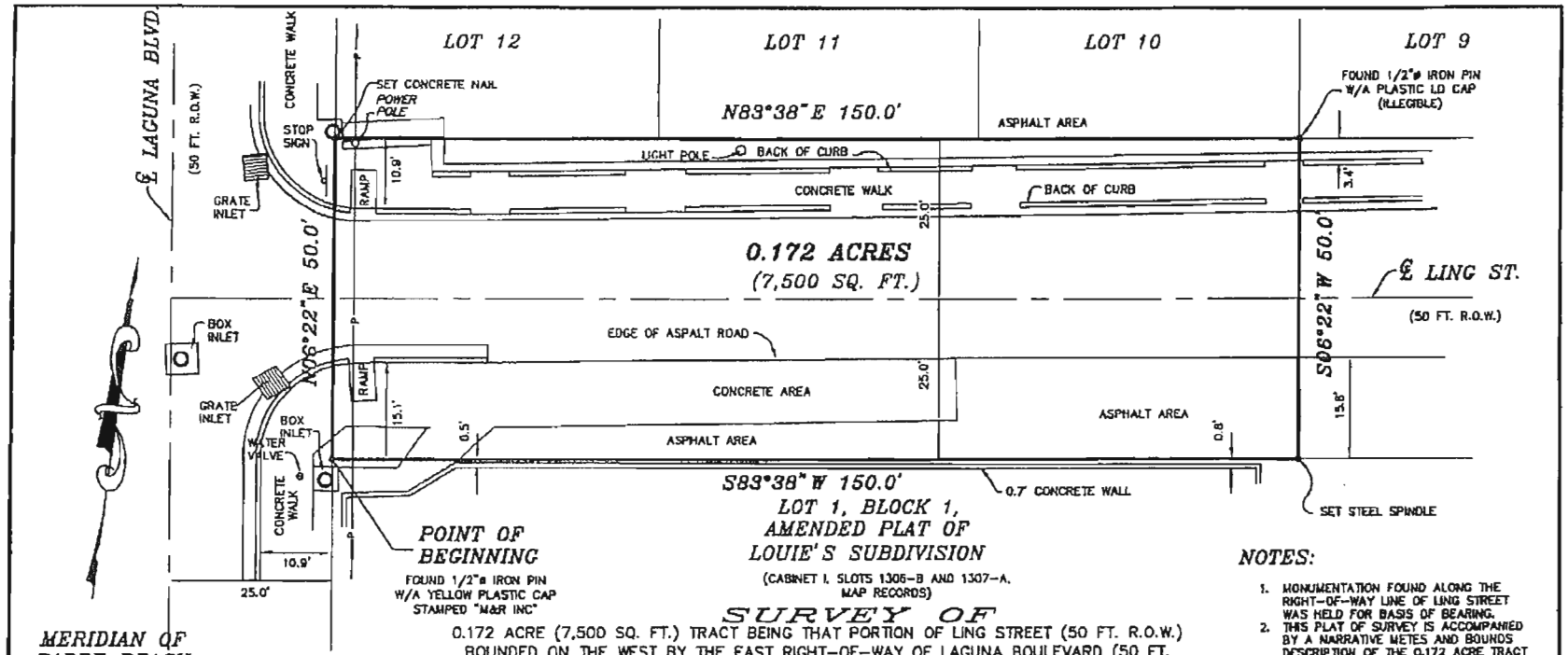

SURVEY OF

0.172 ACRE (7,500 SQ. FT.) TRACT BEING THAT PORTION OF LING STREET (50 FT. R.O.W.) BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY OF LAGUNA BOULEVARD (50 FT. R.O.W.); ON THE NORTH BY THE SOUTH BOUNDARY LINE OF LOTS 10, 11 AND 12, BLOCK 39, PADRE BEACH SECTION IV SUBDIVISION (VOL. 14, PG. 52, MAP RECORDS); ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF SAID LOT 10, BLOCK 39; AND ON THE SOUTH BY THE NORTH BOUNDARY LINE OF LOT 1, BLOCK 1, AMENDED PLAT OF LOUIE'S SUBDIVISION (CABINET I, SLOTS 1306-B AND 1307-A, MAP RECORDS), IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'

SURVEYED FOR:

SOUTH PADRE ISLAND REDEVELOPMENT COMPANY

NOTES:

1. MONUMENTATION FOUND ALONG THE RIGHT-OF-WAY LINE OF LING STREET WAS HELD FOR BASIS OF BEARING.
2. THIS PLAT OF SURVEY IS ACCOMPANIED BY A NARRATIVE METES AND BOUNDS DESCRIPTION OF THE 0.172 ACRE TRACT SHOWN HEREON.

The undersigned hereby certifies that the survey described hereon was made on the ground on AUGUST 11, 2018 ; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

REGISTERED PROFESSIONAL LAND SURVEYOR No. 3900

STATE OF TEXAS REGISTERED E.H. MEJIA 3900 PROFESSIONAL LAND SURVEYOR

Mejia & Rose, Incorporated

Engineering Surveying

T.B.P.E. Reg. No. F-2670

T.B.P.L.S. Reg. No. 10023900

1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

Fax (956) 544-3068

email: mandrinc@cngmail.com

G.F. NO. N/A JOB NO. 20488

EXHIBIT 2-2

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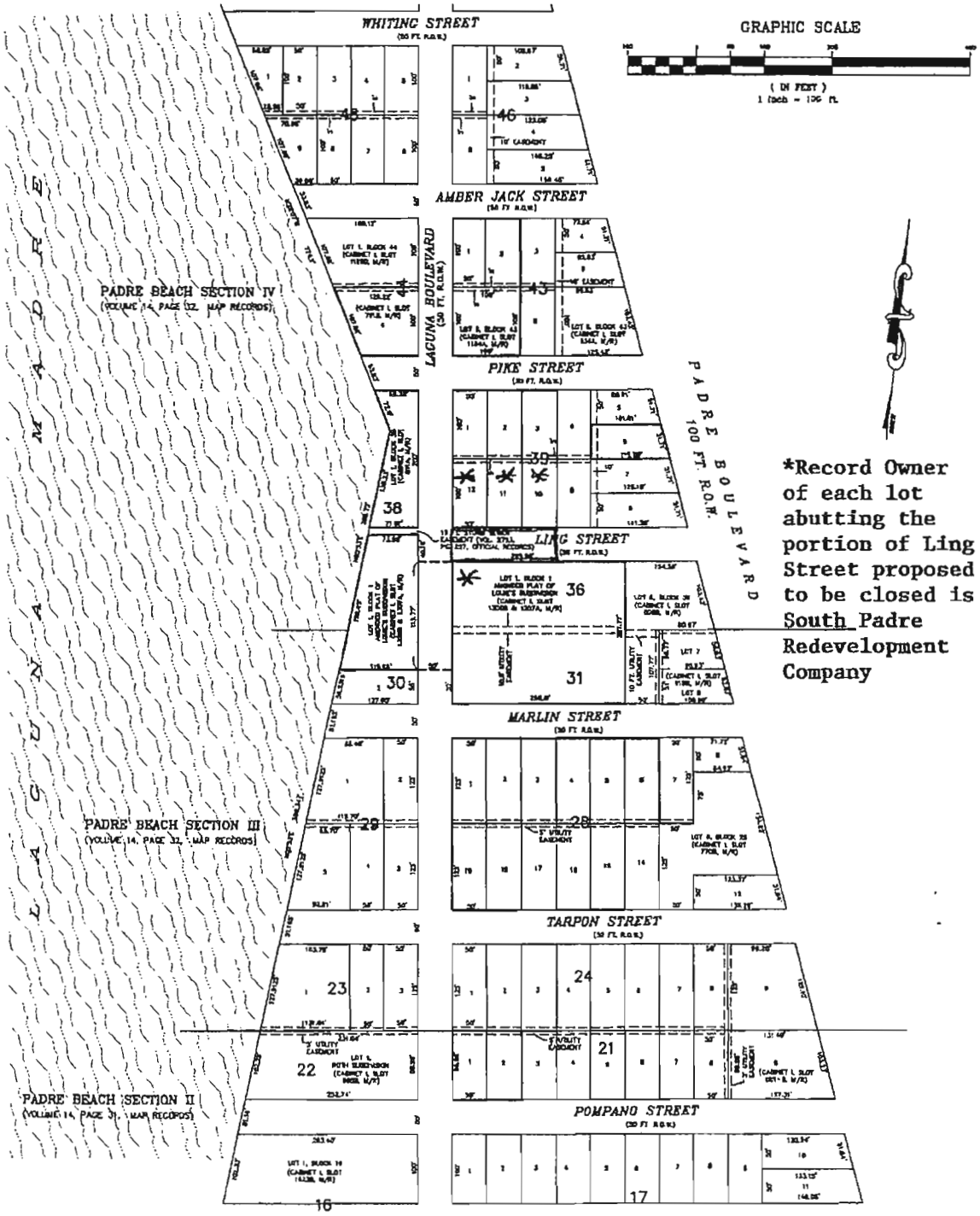
EXHIBIT 3



*Record Owner of each lot abutting the portion of Ling Street proposed to be closed is South Padre Redevelopment Company

MAP SHOWING

PROPERTY ROW OF LEWIS, STANTON, AND HOLAND AS OF MARCH 16, 2006 IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS.

PREPARED FOR:

ALTER HOLAND

MARCH 24, 2006

Mejia & Rose, Incorporated

Engineering *Surveying*

1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068

G.F. NO. N/A

JOB NO. 15988
Gene G. Ortiz Jr.

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EXHIBIT 4

547 OFFICIAL RECORD Southern Texas Title Co.

WARRANTY DEED WITH VENDOR'S LIEN G.F. No. 97-530706 lm

Date: January 5, 1998

VOL 4692 PAGE 277

Grantor: CIELO PROPERTIES, INC., a Texas Corporation (as to Tracts I, II & III)
LOUIE'S BACKYARD, INC. (as to Tract I)

Grantor's Mailing Address (including county):

4550 Coffee Port Road, Brownsville, Cameron County, Texas 78521

Grantee: SOUTH PADRE REDEVELOPMENT COMPANY, a Texas Corporation

Grantee's Mailing Address (including County):

24900 Pitkin Road, Suite 105, The Woodlands, Texas 77386

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of three (3) notes of even date, that are in the principal amounts of (Note 1) TWO HUNDRED NINETY THOUSAND FOUR HUNDRED AND NO/100 DOLLARS ($290,400.00), (Note 2) NINE HUNDRED SIXTY SEVEN THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS ($967,800.00), (Note 3) ONE MILLION SEVEN HUNDRED FORTY ONE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS ($1,741,800.00) and are executed by Grantee, payable to the order of (Note 1) SOUTH PADRE ISLAND AQUARIUM, INC. (Note 2) CIELO PROPERTIES, INC., and (Note 3) LOUIE'S BACKYARD, INC. They are secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to MICHELE SANCHEZ, TRUSTEE.

PROPERTY (including any improvements):

TRACT I: Lot One (1), Block One (1), AMENDED LOUIE'S SUBDIVISION, a Subdivision in the Town of South Padre Island, Cameron County, Texas, according to the Map or Plat thereof recorded in Cabinet 1, Slot 1306-B and 1307-A of the Map Records of Cameron County, Texas.

TRACT II: Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), Block Twenty-Eight (28), PADRE BEACH SUBDIVISION, SECTION III, a Subdivision in the Town of South Padre Island, Cameron County, Texas, according to the Map or Plat thereof recorded in Volume 14, Page 32 of the Map Records of Cameron County, Texas.

TRACT III: Lots One (1), Two (2), Three (3), Ten (10), Eleven (11) and Twelve (12), Block Thirty-Nine (39), PADRE BEACH SUBDIVISION, SECTION IV, a Subdivision in the Town of South Padre Island, Cameron County, Texas, according to the Map or Plat thereof recorded in Volume 14, Page 52 of the Map Records of Cameron County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:
This conveyance is made subject to any and all restrictions, covenants, conditions, easements, mineral and royalty reservations, zoning laws, leases, regulations and ordinances of municipal and other governmental authorities, if any, and only to the extent that same are still valid and in effect, shown of record in Cameron County, Texas; together with any and all visible and apparent easements, to include but not limited to easements for roadways on or across the land.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

LOUIE'S BACKYARD, INC., a Texas Corporation

BY: _____
DWAYNE TYNER, PRESIDENT

CIELO PROPERTIES, INC., a Texas Corporation

BY: _____
DWAYNE TYNER, PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF CAMERON

This instrument was acknowledged before me on January 5th, 1998, by DWAYNE TYNER in his capacity as President of LOUIE'S BACKYARD, INC., a Texas Corporation, on behalf of said corporation.

MARGARITA ALVAREZ
Notary Public, State of Texas
My Commission Expires 08-17-01

Margarita Alvarez
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF CAMERON

This instrument was acknowledged before me on January 5th, 1998, by DWAYNE TYNER, in his capacity as President of CIELO PROPERTIES, INC., a Texas Corporation, on behalf of said corporation.

MARGARITA ALVAREZ
Notary Public, State of Texas
My Commission Expires 08-17-01

Margarita Alvarez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

SOUTH PADRE REDEVELOPMENT COMPANY
24900 Pitkin Road Ste. 105
The Woodlands, Texas 77386

PREPARED IN THE OFFICE OF:

MICHELE SANCHEZ
ATTORNEY AT LAW
717 N. EXPRESSWAY 83
BROWNSVILLE, TEXAS 78520

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547

FILED FOR RECORD
AT _____
JAN 7 4 33 PM '98
JOE G. RIVERA
CLERK COUNTY COURT
CAMERON COUNTY, TEXAS
BY _____ DEPUTY

VOL 4692 PAGE 279

STATE OF TEXAS
COUNTY OF CAMERON
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the named RECORDS of Cameron County, Texas as stamped hereon by me

County Clerk
Cameron County, Texas

8-24

Cameron CAD

Property Search Results > 110799 SOUTH PADRE REDEVELOPMENT CO for Year 2018

Property

Account

Property ID:	110799	Legal Description:	LOT 10 BLK 39 PADRE BEACH SUBDIVISION SECTION IV
Geographic ID:	67-6400-0390-0100-00	Agent Code:	1069
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	LING ST SOUTH PADRE ISLAND, TX 78597	Mapsco:	
Neighborhood:	conv neighborhood	Map ID:	10-10-05
Neighborhood CD:	676400		

Owner

Name:	SOUTH PADRE REDEVELOPMENT CO	Owner ID:	98923
Mailing Address:	PO Box 610 McAllen, TX 78505-0610	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$1,250	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$60,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$61,250	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$61,250	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$61,250	

Taxing Jurisdiction

Owner: SOUTH PADRE REDEVELOPMENT CO
% Ownership: 100.0000000000%
Total Value: $61,250

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	$61,250	$61,250	$0.00
CSP	CITY OF SOUTH PADRE ISLAND	0.315640	$61,250	$61,250	$193.33
GCC	CAMERON COUNTY	0.416893	$61,250	$61,250	$255.35
IPI	POINT ISABEL I.S.D	1.080657	$61,250	$61,250	$661.90
SC1	LAGUNA MADRE WATER DISTRICT	0.040101	$61,250	$61,250	$24.56
SPN	PORT ISABEL NAV	0.000000	$61,250	$61,250	$0.00
SST	SOUTH TEXAS I.S.D	0.049200	$61,250	$61,250	$30.14
STS	TEXAS SOUTHMOST COLLEGE DISTRICT	0.162407	$61,250	$61,250	$99.47

8-25

TSP1	CITY OF SOUTH PADRE ISLAND - TAX INCREMENT REINVESTMENT ZONE	0.000000	$61,250	$61,250	$0.00
	Total Tax Rate:	2.064898			

Taxes w/Current Exemptions: $1,264.75
Taxes w/o Exemptions: $1,264.75

Improvement / Building

Improvement #1: Commercial **State Code:** F1 **Living Area:** sqft **Value:** $1,250

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BT	BLACK TOP	*		2006	5000.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COMM	COMMERCIAL	0.1148	5000.00	50.00	100.00	$60,000	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	$1,250	$60,000	0	61,250	$0	$61,250
2017	$1,250	$60,000	0	61,250	$0	$61,250
2016	$1,250	$37,500	0	38,750	$0	$38,750
2015	$1,250	$37,500	0	38,750	$0	$38,750
2014	$1,250	$37,500	0	38,750	$0	$38,750
2013	$1,250	$45,000	0	46,250	$0	$46,250
2012	$1,250	$45,000	0	46,250	$0	$46,250
2011	$1,250	$52,500	0	53,750	$0	$53,750
2010	$1,250	$52,500	0	53,750	$0	$53,750
2009	$1,250	$87,500	0	88,750	$0	$88,750
2008	$0	$87,500	0	87,500	$0	$87,500
2007	$0	$67,500	0	67,500	$0	$67,500
2006	$0	$33,750	0	33,750	$0	$33,750
2005	$0	$33,750	0	33,750	$0	$33,750

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/21/2002 12:00:00 AM	WDL	WARRANTY DEED W/VENDOR'S LIEN	SOUTH PADRE REI	R & L LOZANO LEA	7810	235	
2	1/5/1998 12:00:00 AM	WDL	WARRANTY DEED W/VENDOR'S LIEN	LOUIES BACKYARI	SOUTH PADRE RE	4692	277	

2019 data current as of Nov 19 2018 3:28AM.
2018 and prior year data current as of Nov 8 2018 10:42AM

Website version: 1.2.2.2 Database last updated on: 11/19/2018 3:28 AM
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Cameron CAD

Property Search Results > 110800 SOUTH PADRE REDEVELOPMENT CO for Year 2018

Property

Account

Property ID:	110800	Legal Description:	LOT 11 BLK 39 PADRE BEACH SUBDIVISION SECTION IV
Geographic ID:	67-6400-0390-0110-00	Agent Code:	1069
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	LING ST SOUTH PADRE ISLAND, TX 78597	Mapsco:	
Neighborhood:	conv neighborhood	Map ID:	10-10-05
Neighborhood CD:	676400		

Owner

Name:	SOUTH PADRE REDEVELOPMENT CO	Owner ID:	98923
Mailing Address:	PO Box 610 McAllen, TX 78505-0610	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$1,250	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$60,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$61,250	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$61,250	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$61,250	

Taxing Jurisdiction

Owner: SOUTH PADRE REDEVELOPMENT CO
% Ownership: 100.0000000000%
Total Value: $61,250

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	$61,250	$61,250	$0.00
CSP	CITY OF SOUTH PADRE ISLAND	0.315640	$61,250	$61,250	$193.33
GCC	CAMERON COUNTY	0.416893	$61,250	$61,250	$255.35
IPI	POINT ISABEL I.S.D	1.080657	$61,250	$61,250	$661.90
SC1	LAGUNA MADRE WATER DISTRICT	0.040101	$61,250	$61,250	$24.56
SPN	PORT ISABEL NAV	0.000000	$61,250	$61,250	$0.00
SST	SOUTH TEXAS I.S.D	0.049200	$61,250	$61,250	$30.14
STS	TEXAS SOUTHMOST COLLEGE DISTRICT	0.162407	$61,250	$61,250	$99.47

TSP1	CITY OF SOUTH PADRE ISLAND - TAX INCREMENT REINVESTMENT ZONE	0.000000	$61,250	$61,250	$0.00
	Total Tax Rate:	2.064898			

Taxes w/Current Exemptions: $1,264.75
Taxes w/o Exemptions: $1,264.75

Improvement / Building

Improvement #1: Commercial **State Code:** F1 **Living Area:** sqft **Value:** $1,250

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BT	BLACK TOP	*		2006	5000.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COMM	COMMERCIAL	0.1148	5000.00	50.00	100.00	$60,000	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	$1,250	$60,000	0	61,250	$0	$61,250
2017	$1,250	$60,000	0	61,250	$0	$61,250
2016	$1,250	$37,500	0	38,750	$0	$38,750
2015	$1,250	$37,500	0	38,750	$0	$38,750
2014	$1,250	$37,500	0	38,750	$0	$38,750
2013	$1,250	$45,000	0	46,250	$0	$46,250
2012	$1,250	$45,000	0	46,250	$0	$46,250
2011	$1,250	$52,500	0	53,750	$0	$53,750
2010	$1,250	$52,500	0	53,750	$0	$53,750
2009	$1,250	$87,500	0	88,750	$0	$88,750
2008	$0	$87,500	0	87,500	$0	$87,500
2007	$0	$67,500	0	67,500	$0	$67,500
2006	$0	$33,750	0	33,750	$0	$33,750
2005	$0	$33,750	0	33,750	$0	$33,750

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/5/1998 12:00:00 AM	WDL	WARRANTY DEED W/VENDOR'S LIEN	LOUIE'S BACKYAR	SOUTH PADRE REI	4692	277	
2	1/1/1900 12:00:00 AM	UNK	UNKNOWN			1402	243	

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4-7

8-28

Cameron CAD

Property Search Results > 110801 SOUTH PADRE REDEVELOPMENT CO for Year 2018

Property

Account

Property ID:	110801	Legal Description:	LOT 12 BLK 39 PADRE BEACH SUBDIVISION SECTION IV
Geographic ID:	67-6400-0390-0120-00	Agent Code:	1069
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	LING ST SOUTH PADRE ISLAND, TX 78597	Mapsco:	
Neighborhood:	conv neighborhood	Map ID:	10-10-05
Neighborhood CD:	676400		

Owner

Name:	SOUTH PADRE REDEVELOPMENT CO	Owner ID:	98923
Mailing Address:	PO Box 610 McAllen, TX 78505-0610	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$1,250	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$60,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$61,250	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$61,250	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$61,250	

Taxing Jurisdiction

Owner: SOUTH PADRE REDEVELOPMENT CO
% Ownership: 100.0000000000%
Total Value: $61,250

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	$61,250	$61,250	$0.00
CSP	CITY OF SOUTH PADRE ISLAND	0.315640	$61,250	$61,250	$193.33
GCC	CAMERON COUNTY	0.416893	$61,250	$61,250	$255.35
IPI	POINT ISABEL I.S.D	1.080657	$61,250	$61,250	$661.90
SC1	LAGUNA MADRE WATER DISTRICT	0.040101	$61,250	$61,250	$24.56
SPN	PORT ISABEL NAV	0.000000	$61,250	$61,250	$0.00
SST	SOUTH TEXAS I.S.D	0.049200	$61,250	$61,250	$30.14
STS	TEXAS SOUTHMOST COLLEGE DISTRICT	0.162407	$61,250	$61,250	$99.47

TSP1	CITY OF SOUTH PADRE ISLAND - TAX INCREMENT REINVESTMENT ZONE	0.000000	$61,250	$61,250	$0.00
	Total Tax Rate:	2.064898			

Taxes w/Current Exemptions: $1,264.75
Taxes w/o Exemptions: $1,264.75

Improvement / Building

Improvement #1: Commercial **State Code:** F1 **Living Area:** sqft **Value:** $1,250

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BT	BLACK TOP	*		2006	5000.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COMM	COMMERCIAL	0.1148	5000.00	50.00	100.00	$60,000	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	$1,250	$60,000	0	61,250	$0	$61,250
2017	$1,250	$60,000	0	61,250	$0	$61,250
2016	$1,250	$37,500	0	38,750	$0	$38,750
2015	$1,250	$37,500	0	38,750	$0	$38,750
2014	$1,250	$37,500	0	38,750	$0	$38,750
2013	$1,250	$45,000	0	46,250	$0	$46,250
2012	$1,250	$45,000	0	46,250	$0	$46,250
2011	$1,250	$52,500	0	53,750	$0	$53,750
2010	$1,250	$52,500	0	53,750	$0	$53,750
2009	$1,250	$87,500	0	88,750	$0	$88,750
2008	$0	$87,500	0	87,500	$0	$87,500
2007	$0	$67,500	0	67,500	$0	$67,500
2006	$0	$33,750	0	33,750	$0	$33,750
2005	$0	$33,750	0	33,750	$0	$33,750

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/5/1998 12:00:00 AM	WDL	WARRANTY DEED W/VENDOR'S LIEN	LOUIE'S BACKYAR	SOUTH PADRE REI	4692	277	
2	1/1/1900 12:00:00 AM	UNK	UNKNOWN			1402	243	

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Cameron CAD

Property Search Results > 112973 SOUTH PADRE REDEVELOPMENT CO for Year 2018

Property

Account

Property ID:	112973	Legal Description:	LOT 1 BLK 1 LOUIE'S RESUBDIVISION
Geographic ID:	67-6406-0010-0012-00	Agent Code:	1069
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	2305 LAGUNA BLVD SOUTH PADRE ISLAND, TX 78597	Mapsco:	PI06
Neighborhood:	conv neighborhood	Map ID:	10-10-05
Neighborhood CD:	676406		

Owner

Name:	SOUTH PADRE REDEVELOPMENT CO	Owner ID:	98923
Mailing Address:	PO Box 610 McAllen, TX 78505-0610	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$520,081	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$1,336,537	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$1,856,618	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$1,856,618	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$1,856,618	

Taxing Jurisdiction

Owner: SOUTH PADRE REDEVELOPMENT CO
% Ownership: 100.0000000000%
Total Value: $1,856,618

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	$1,856,618	$1,856,618	$0.00
CSP	CITY OF SOUTH PADRE ISLAND	0.315640	$1,856,618	$1,856,618	$5,860.23
GCC	CAMERON COUNTY	0.416893	$1,856,618	$1,856,618	$7,740.11
IPI	POINT ISABEL I.S.D	1.080657	$1,856,618	$1,856,618	$20,063.68
SC1	LAGUNA MADRE WATER DISTRICT	0.040101	$1,856,618	$1,856,618	$744.52
SPN	PORT ISABEL NAV	0.000000	$1,856,618	$1,856,618	$0.00
SST	SOUTH TEXAS I.S.D	0.049200	$1,856,618	$1,856,618	$913.46
STS	TEXAS SOUTHMOST COLLEGE DISTRICT	0.162407	$1,856,618	$1,856,618	$3,015.28

TSP1	CITY OF SOUTH PADRE ISLAND - TAX INCREMENT REINVESTMENT ZONE	0.000000	$1,856,618	$1,856,618	$0.00
	Total Tax Rate:	2.064898			

Taxes w/Current Exemptions: $38,337.28
Taxes w/o Exemptions: $38,337.27

Improvement / Building

Improvement #1: Commercial **State Code:** F1 **Living Area:** 9081.0 sqft **Value:** $520,081

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	YDG		1984	3236.0
OP3	OPEN PORCH 1/2	*		1984	216.0
OP3	OPEN PORCH 1/2	*		1984	1713.0
MAA	MAIN AREA ADDITION	*		1984	914.0
DW3	DECK PORCH WOOD 3	*		1984	2990.0
OP3	OPEN PORCH 1/2	*		1984	1218.0
DW3	DECK PORCH WOOD 3	*		1984	1250.0
TF2	STORAGE FRAME 2	*		1984	32.0
TF2	STORAGE FRAME 2	*		1984	32.0
OP3	OPEN PORCH 1/2	*		1984	1591.0
MAA	MAIN AREA ADDITION	*		1984	1591.0
FW6	WOOD FENCE 6'	*		1984	70.0
BT	BLACK TOP	*		1984	58750.0
CCD	CONCRETE DRIVE	*		1984	1916.0
MA2	MAIN AREA - 2ND FLOOR	*		1984	1844.0
2S3	2ND FLR STORAGE 2/3	*		1984	675.0
MA2	MAIN AREA - 2ND FLOOR	*		1984	1496.0
DW3	DECK PORCH WOOD 3	*		1984	936.0
2P3	2ND FLR OPEN PORCH 2/3	*		1984	1746.0
DW3	DECK PORCH WOOD 3	*		1984	824.0
TF1	STORAGE FRAME 1	*		1984	180.0
DW3	DECK PORCH WOOD 3	*		1984	1275.0
2P3	2ND FLR OPEN PORCH 2/3	*		2008	744.0
DW1	DECK PORCH WOOD 1	*		2013	923.0
DW1	DECK PORCH WOOD 1	*		2013	180.0
DW1	DECK PORCH WOOD 1	*		2013	88.0
FB	BRICK FENCE	*		1995	170.0
DW3	DECK PORCH WOOD 3	*		2017	2730.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COMM	COMMERCIAL	0.4252	18522.83	0.00	0.00	$655,152	$0
2	COMM	COMMERCIAL	1.1924	51942.50	0.00	0.00	$623,310	$0
3	SW2	Seawall 2	0.0000	0.00	505.00	0.00	$58,075	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	$520,081	$1,336,537	0	1,856,618	$0	$1,856,618
2017	$496,701	$1,336,537	0	1,833,238	$0	$1,833,238
2016	$496,701	$1,102,796	0	1,599,497	$0	$1,599,497
2015	$496,701	$1,102,796	0	1,599,497	$0	$1,599,497
2014	$495,851	$1,102,796	0	1,598,647	$0	$1,598,647
2013	$419,657	$1,180,710	0	1,600,367	$0	$1,600,367

2012	$419,657	$1,180,710	0	1,600,367	$0	$1,600,367
2011	$359,831	$1,258,624	0	1,618,455	$0	$1,618,455
2010	$359,831	$1,214,349	0	1,574,180	$0	$1,574,180
2009	$359,831	$1,292,262	0	1,652,093	$0	$1,652,093
2008	$353,224	$1,448,090	0	1,801,314	$0	$1,801,314
2007	$355,843	$818,089	0	1,173,932	$0	$1,173,932
2006	$355,301	$549,762	0	905,063	$0	$905,063
2005	$336,463	$549,761	0	886,224	$0	$886,224

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/1/2000 12:00:00 AM	UNK	UNKNOWN	LOUIES BACKYARI	LOUIE'S BACKYAR			
2	1/5/1998 12:00:00 AM	WDL	WARRANTY DEED W/VENDOR'S LIEN	LOUIE'S BACKYAR	SOUTH PADRE REI	4692	277	

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Item No. 9

CITY COUNCIL MEETING
AGENDA REQUEST FORM
PUBLIC HEARING

MEETING DATE: December 19, 2018

PUBLIC HEARING:

ITEM DESCRIPTION

Conduct Public Hearing to discuss a specific use permit allowing for the operation of an "outdoor amusement amenity" (Ferris Wheel) within a closed 7,500 square foot portion of West Ling Street.

RECOMMENDATIONS/COMMENTS

1. The Mayor opens the Public Hearing by reading the caption from the City Council's agenda.
2. The Mayor asks if anyone is present to speak in favor of.
3. Once everyone in favor has spoken, the Mayor asks if anyone is present to speak in opposition to.
4. Once everyone in opposition has had an opportunity to speak, the Mayor will then close the Public Hearing.

Please keep in mind that the City Council will normally have discussion and action during the next item on the agenda. The Public Hearing is for the purpose of receiving comments from the public. It is not necessary for the Council Members to respond to the public at this time. If a member of the public raises a question, the members of the City Council should make note of it to address during the next discussion and action item after the Public Hearing has been closed.

Item No. 10

CITY OF SOUTH PADRE ISLAND
CITY COUNCIL MEETING
AGENDA REQUEST FORM

MEETING DATE: December 19, 2018

NAME & TITLE: Clifford Cross, Planning Director

DEPARTMENT: Planning Department

ITEM

Discussion and action to approve first reading of Ordinance No. 18-28 allowing for a specific use permit for the operation of an "outdoor amusement amenity" (Ferris Wheel) within a closed 7,500 square foot portion of West Ling Street.

ITEM BACKGROUND

The applicant seeks a specific use permit to operate outdoor amusement amenities/rides within a 7,500 square foot closed portion of West Ling Street. As a result, of the property location within the Entertainment District Core, Table 5-1, Section 20-8-1 Appendix "Z" of the South Padre Island Zoning Ordinance requires a specific use permit be granted and public hearings be conducted before the Planning Commission and City Council.

BUDGET/FINANCIAL SUMMARY

Not Applicable – There is no budget/financial impact associated with this proposed use.

COMPREHENSIVE PLAN GOAL

7.A. Develop a diversified economy in order to increase spending on the island throughout the year.

LEGAL REVIEW

Sent to Legal: YES: _____ NO: _____
Approved by Legal: YES: _____ NO: _____

RECOMMENDATIONS/COMMENTS

ORDINANCE NO. 18-28

AN ORDINANCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, PROVIDING FOR A SPECIFIC USE PERMIT FOR OUTDOOR AMUSEMENT AT PADRE ISLAND UNSUBDIVIDED ABST 260; REFERRING TO THE SPECIFIC USE PERMIT BY MAKING A REFERENCE IN THE ZONING MAP OF THE CITY OF SOUTH PADRE ISLAND, TEXAS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A PENALTY OF UP TO TWO THOUSAND DOLLARS ($2,000.00) FOR EACH VIOLATION; PROVIDING FOR SEVERABILITY; AND AUTHORIZING PUBLICATION IN CAPTION FORM.

WHEREAS, the City Council of the City of South Padre Island ("City Council"), conducted a public hearing wherein a request was made by South Padre Redevelopment Company (the "Applicant") to allow a Specific Use Permit for "Outdoor Amusement" operations on a tract of land zoned District "EDC" (Entertainment District Core);

WHEREAS, the City Council has investigated and determined the City of South Padre Island, Texas ("City") should refer to the Specific Use Permit by making a reference in the Zoning Map as provided herein and pursuant to a notice being duly posted according to law,

WHEREAS, the tract of land subject to the Specific Use Permit is in the City of South Padre Island, Texas, being a 7,500 square foot closed portion of West Ling Street, and being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property");

WHEREAS, the City Council finds that Applicant has agreed to comply with all provisions of the ordinances of the City, including but not limited to the Zoning Ordinance, and has further agreed to comply with the additional restrictions set forth herein;

WHEREAS, the City Council has investigated and determined that it would be fair to accommodate the Outdoor Amusement operations by granting the Specific Use Permit;

WHEREAS, the Planning and Zoning Commission of the City and the City Council, in compliance with the laws of the State of Texas and the requirements of Sec. 20-18 of the City Code of Ordinances (Zoning) have given requisite notice by publication and otherwise, and holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Specific Use Permit should be referenced on the Zoning Map as required by Section 20-24 of the City Code of Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS:

Section 1. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. The locations of the Specific Use Permit are referenced on the Zoning Map as shown on Exhibit "A".

Section 3. Applicant is granted a Specific Use Permit to allow for the operation of the identified outdoor amusement facility based upon the following conditions;

1. The outdoor amusement operation is limited to the addition of the Ferris Wheel attached in Exhibit "B";

2. The specific use permit is contingent upon the temporary closure of West Ling Street as identified in the "Metes and Bounds Description attached in Exhibit "A";

3. The applicant shall ensure each amusement ride is inspected annually by a licensed amusement ride inspector, as registered by the Texas Department of Insurance;

4. This Specific Use Permit shall not be retained with the property upon transfer of ownership or the removal of the street closure identified in the Metes and Bounds Description attached in Exhibit "A";

Section 4. Applicant is granted a Specific Use Permit to allow operation of Outdoor Amusement operations subject to the aforementioned conditions.

Section 5. All terms of this Specific Use Permit shall be complied with prior to issuance of a certificate of occupancy and shall be maintained thereafter. This Specific Use Permit will be declared null and void if:

1. Any failure to comply with any term or condition of this Ordinance, as it exists or may be amended; or
2. This Specific Use Permit was obtained by fraud or deception.

Section 6. This ordinance repeals all portions of any prior ordinances or parts of ordinances of the Code of Ordinances in conflict herewith.

Section 7. Any violation of the above mentioned section of Chapter 20 of the Code of Ordinances of the City of South Padre Island may be punished by a fine not to exceed two thousand Dollars ($2000.00) for each offense of for each day such offense shall continue and the penalty provisions of Sections of Section 21-2 of the Code of Ordinances is hereby adopted and incorporated for all purposes.

Section 8. If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

Section 9. This Ordinance shall become effective when published in caption form.

PASSED, APPROVED AND ADOPTED on First Reading, the 19th day of December 2018.

PASSED, APPROVED AND ADOPTED on Second Reading, the _____ day of _____2019.

ATTEST:	CITY OF SOUTH PADRE ISLAND, TEXAS
_____	_____
SUSAN HILL, CITY SECRETARY	DENNIS STAHL, MAYOR

10-4

Exhibit "A"

METES AND BOUNDS DESCRIPTION

0.172 Acre (7,500 sq. Ft.) Tract being that portion of Ling Street (50 ft. r.o.w.) bounded on the west by the east right-of-way of Laguna Boulevard (50 ft. r.o.w.); on the north by the south boundary line of Lots 10, 11 and 12, Block 39, Padre Beach Section IV Subdivision (Vol. 14, Pg. 52, Map Records); on the east by the southerly extension of the east boundary line of said Lot 10, Block 39; and on the south by the north boundary line of Lot 1, Block 1, Amended plat of Louie's Subdivision (Cabinet I, Slots 1306-B and 1307-A, Map Records), in the city of South Padre Island, Cameron County, Texas; said 0.172 acre tract being more particularly located and described as follows;

BEGINNING, at a one-half inch iron pin with a yellow plastic cap stamped "M&R Inc" found at a corner of said Lot 1, Block 1, Amended plat of Louie's Subdivision, and being the point of intersection of the south right-of-way line of said Ling Street and the east right-of-way line of said Laguna Boulevard, for the southwest corner of this tract;

THENCE, North 06 Deg. 22 Min. East, a distance of 50.0 feet to a concrete nail set at the southwest corner of Lot 12, Block 40, of said Padre Beach Section IV Subdivision and being the intersection of the north right-of-way line of said Ling Street and the east right-of-way line of said Laguna Boulevard, for the northwest corner of this tract;

THENCE, along said north right-of-way line of Ling Street, North 83 Deg. 38 Min. East, a distance of 150.0 feet, to a one-half inch iron pin with an i.d. cap (illegible) found at the southeast corner of Lot 10, Block 40, Padre Beach Section IV Subdivision, for the northeast corner of this tract;

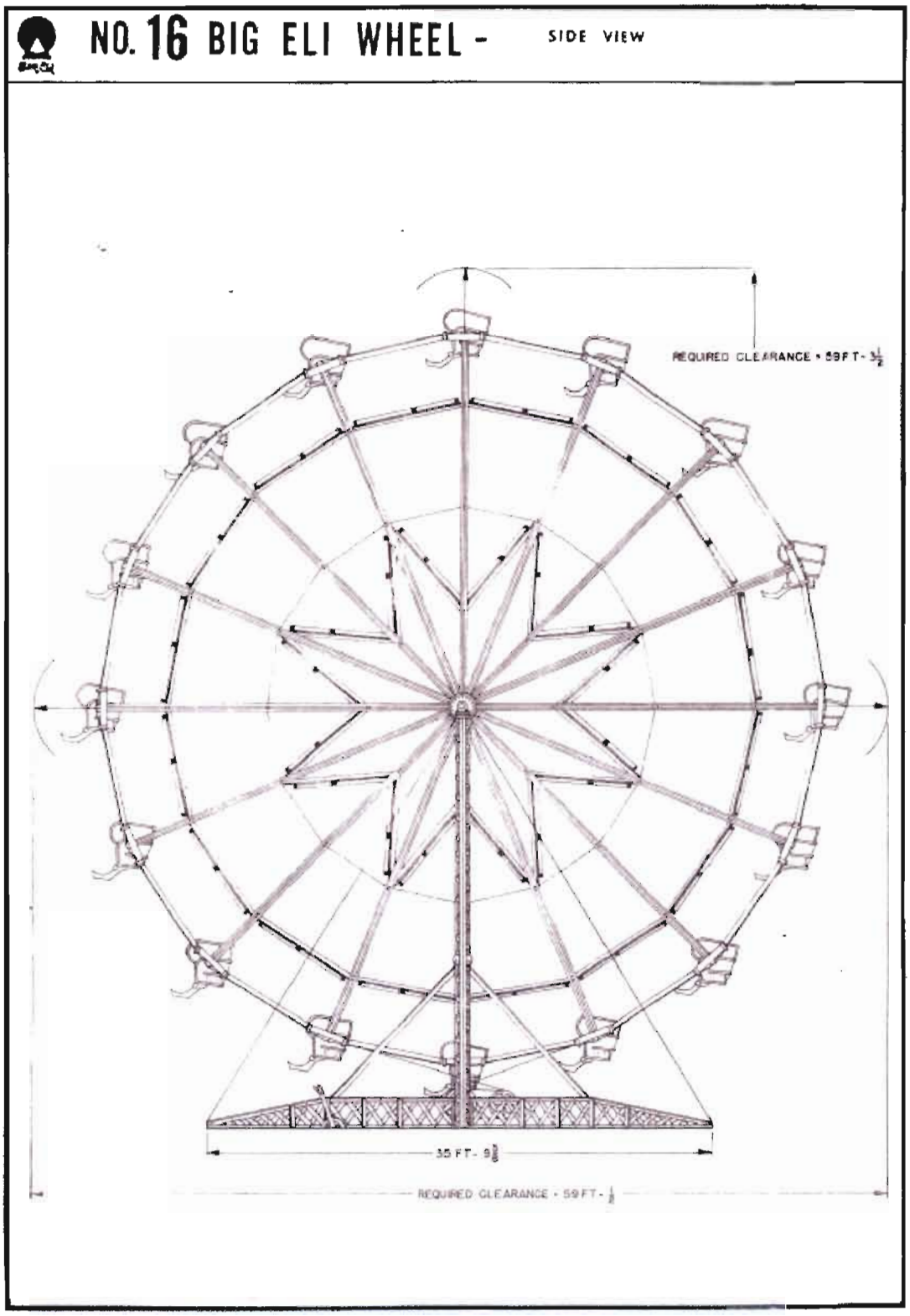
THENCE, leaving said right-of-way line, South 06 Deg. 22 Min. West, a distance of 50.0 feet, to a steel spindle set on the north line of said Lot 1, Block 1, Amended Plat of Louie's Subdivision, for the southeast corner of this tract;

THENCE, along the north line of said Lot 1, Block 1, South 83 Deg. 38 Min. West, a distance of 150.00 feet to the **POINT OF BEGINNING;**

CONTAINING, 0.172 Acre, more or less.

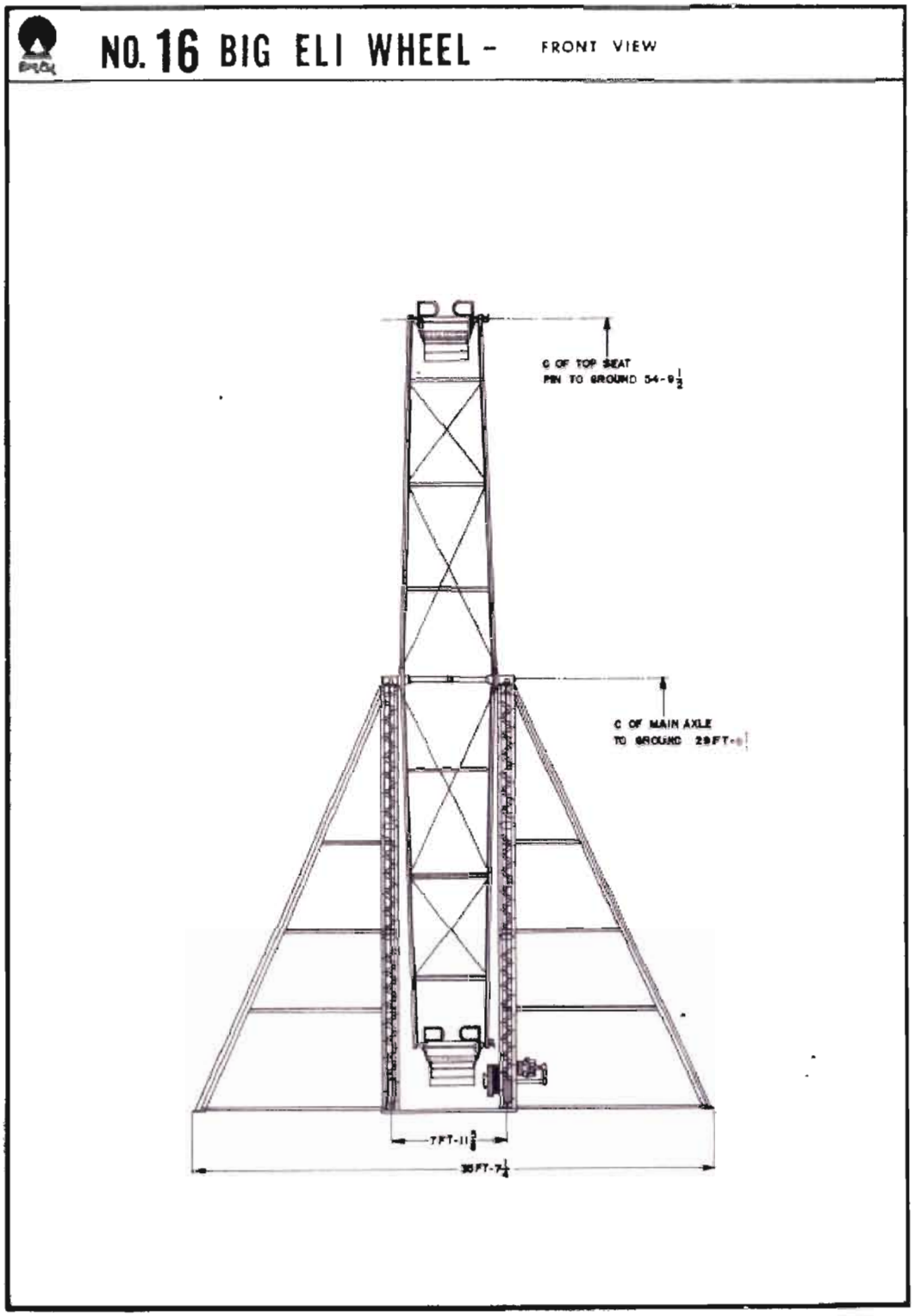
10-5

Exhibit "B"



10-6

Exhibit "B Cont."



10-7

The City of South Padre Island, Texas
Planning and Zoning Commission
Specific Use Permit Request

December 19, 2018

CASE NUMBER:		**Items 20-21**
CURRENT ZONING: **FUTURE LAND USE** **EXISTING USE**		1) Entertainment District Core 2) NA 3) Public ROW
ZONING REQUEST:		Specific Use Permit
LOCATION:		Ling Street
GEO ID NUMBER:		NA
ACREAGE:		Roughly 7,500
PROPOSED USE:		Outdoor Amusement (Ferris Wheel)
ADJACENT ZONING, : **FUTURE LAND USE** **& EXISTING LAND USE**	**N)**	1) EDC (Entertainment District Core) 2) NA 3) Parking Lot
	S)	1) EDC (Entertainment District Core) 2) NA 3) Outdoor Amusement
	E)	1) EDC (Entertainment District Core) 2) NA 3) Commercial
	W)	1) EDC (Entertainment District Core) 2) NA 3) Commercial

APPLICANT:

City of SPI Planning / South Padre Redevelopment Co.
6401 Padre Blvd.
South Padre Island, TX 78597

OWNER:

City of South Padre (Closed ROW)

I. PURPOSE AND MAJOR ISSUES

The applicant is requesting a specific use permit to allow for operation of an "outdoor amusement amenity" (Ferris Wheel).

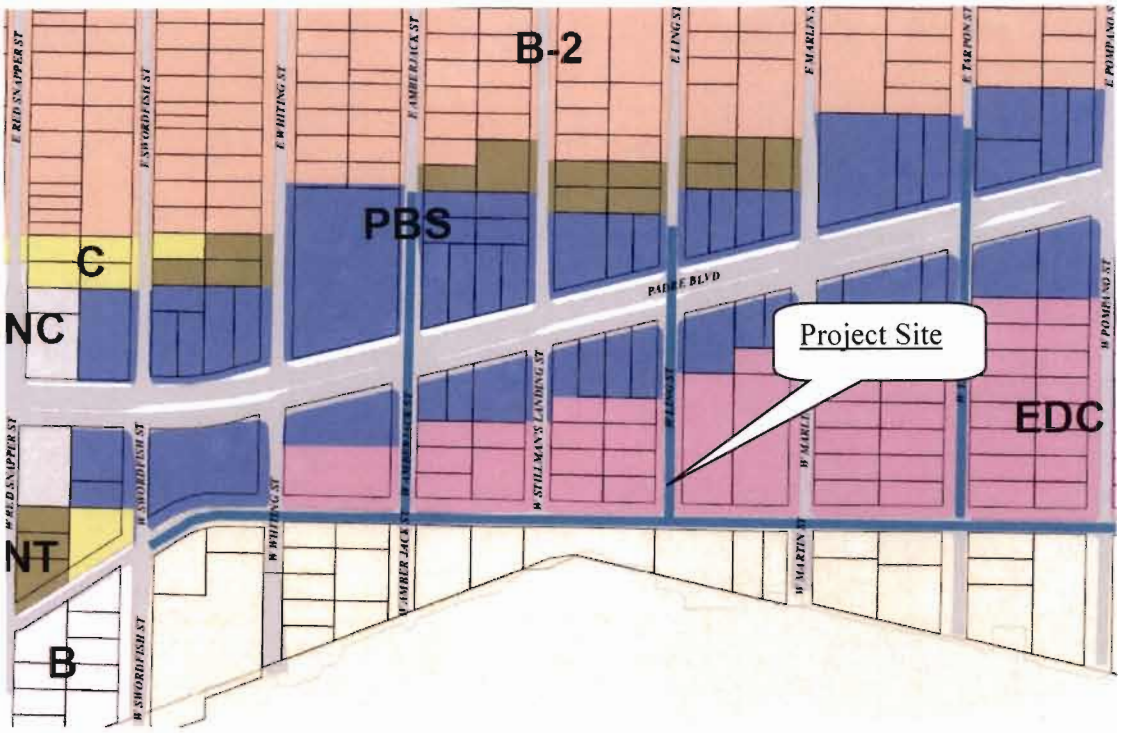
The major issues associated with this request are:

1. Regulating Plan Standards (Use); and
2. Closure of Ling Street (Agreement will need to be approved)

Property Location
7500 Square Foot of Closed ROW (West Ling Street)

Existing Conditions

Zoning



II. REVIEW OF THE PLAN

The applicant seeks a specific use permit to operate outdoor amusement amenities/rides within a 7,500 square foot closed portion of West Ling Street. As a result, of the property location within the Entertainment District Core, Table 5-1, Section 20-8-1 Appendix "Z" of the South Padre Island Zoning Ordinance requires a specific use permit be granted and public hearings be conducted before the Planning Commission and City Council.

III. TRANSPORTATION & PARKING

The site location will be located within a closed portion of Ling Street and no parking will be associated with it.

IV. INFRASTRUCTURE AND PUBLIC SERVICES

Public services are and will be provided by the City of South Padre Island and associated private utility companies.

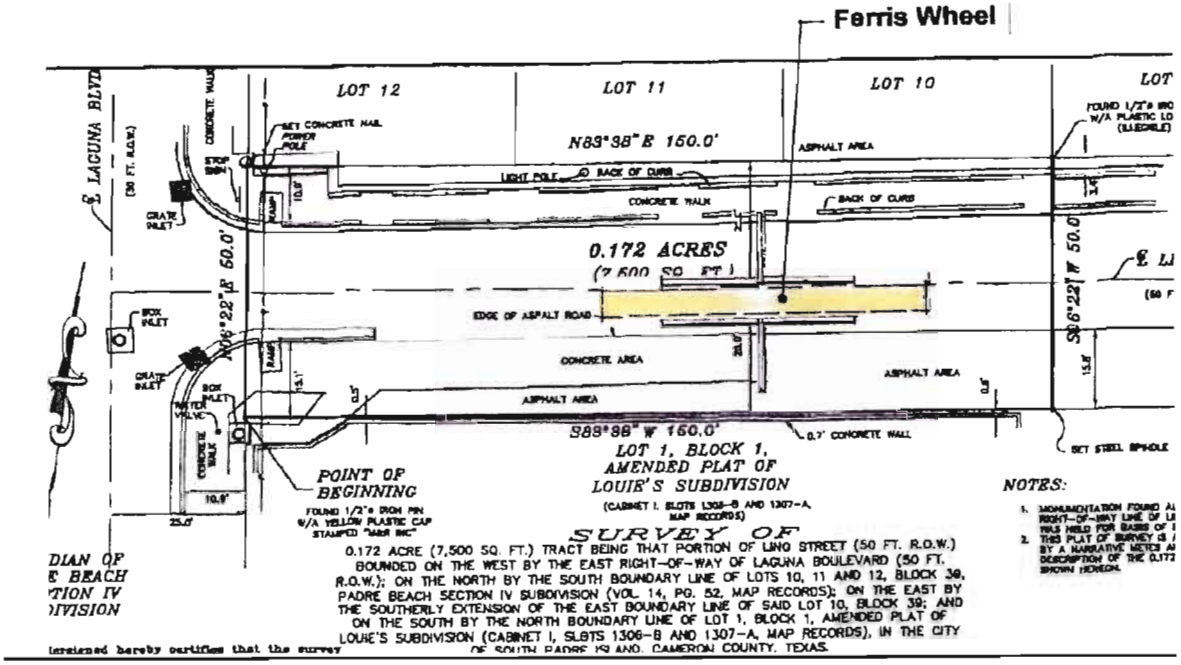
V. REQUIREMENTS OF THE ZONING ORDINANCE

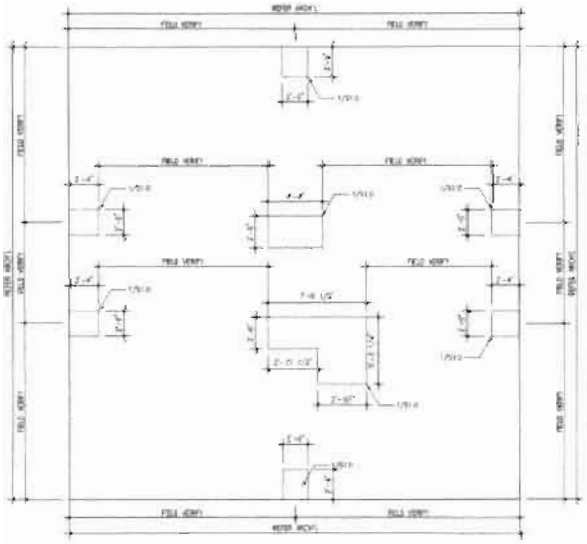
- Table 5-1, Section 20-8-1 Appendix "Z"
  Outdoor amusement or theme park requires a Specific Use Permit

City of South Padre Island PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE

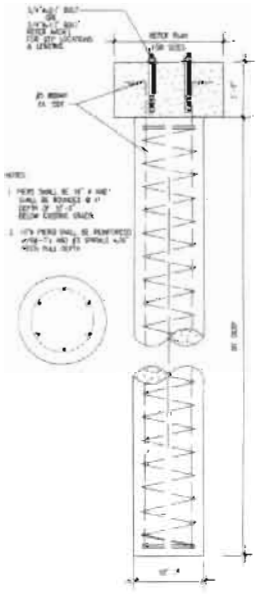
Table 5.1 – Schedule of Uses (Land Use)

Character Zone	Bayfront	Entertainment District Core	Neighborhood Crossing	Town Center Crossing	Padre Boulevard North/Central	Padre Boulevard South	Neighborhood Transition	Northern Resort District
Commercial Uses (Office, Retail, Restaurant, Sales and Service Uses)								
Retail Sales with no drive through facility (includes alcohol sales; bicycle, vehicle, and water sport sales & rental; general merchandise; pharmacy, cigarette & cigar sales; hardware stores, etc.) Excluded from this category are retail sales and service establishments geared towards the automobile.	P	P	P	P	P	P	NP	P
Head Shop (a retail outlet with the sale of paraphernalia related to the consumption of cannabis, other recreational drugs and/or new age herbs. Products typically include but are not limited to, water pipes, bongs, roach clips, pipes, rolling papers, rolling machines, and whipped cream chargers containing nitrous oxide.)	NP	NP	NP	NP	NP	SE	NP	NP
Auto-related Sales or Service establishments (includes gasoline sales)	NP	NP	P/C	P/C	P/C	P/C	NP	P/C
Marine repairs	NP	NP	NP	NP	NP	NP	NP	NP
Finance, Insurance, and Real Estate establishments (with no drive through facility)	P	P	P	P	P	P	NP	P
Offices for business, professional, administrative, and technical services	P	P	P	P	P	P	P	P
Research laboratory headquarters, laboratories and associated facilities	NP	NP	NP	NP	P	P	NP	P
Food Service Uses such (includes seating on a sidewalk areas with no pedestrian obstruction, includes alcohol sales, with no drive through facility)	P	P	P	P	P	P	NP	P
Bar or drinking place	P	P	P	P	P	P	NP	P
Personal Services such as laundry, dry cleaners, hair care, etc.	P	P	P	P	P	P	NP	P
Tattoo and body piercing (with a state license)	NP	NP	NP	NP	NP	P	NP	NP
Permanent Makeup Application (with a state license)	NP	NP	NP	NP	NP	P	NP	NP
Retail bait stands	P	P	NP	NP	P	NP	NP	P
Pet and animal sales or service	P	P	P	P	P	P	NP	P
Any permitted use with a drive through facility	NP	NP	P/C	NP	P/C	P/C	NP	P/C
Arts, Entertainment, and Recreation Uses								
Indoor amusement or theme park establishment including bowling alleys, bingo parlor, games arcades, skating, etc.	P	P	P	P	P	P	NP	P
Outdoor amusement or theme park establishment including miniature golf, go-cart tracks, etc.	P/SUP	P/SUP	NP	NP	P/SUP	P/SUP	NP	P/SUP
Art galleries	P	P	P	P	P	P	P	P
Art, antique, apparel, appliance, furniture or electronics studio (includes retail, repair or fabrication uses)	P	P	P	P	P	P	NP	P



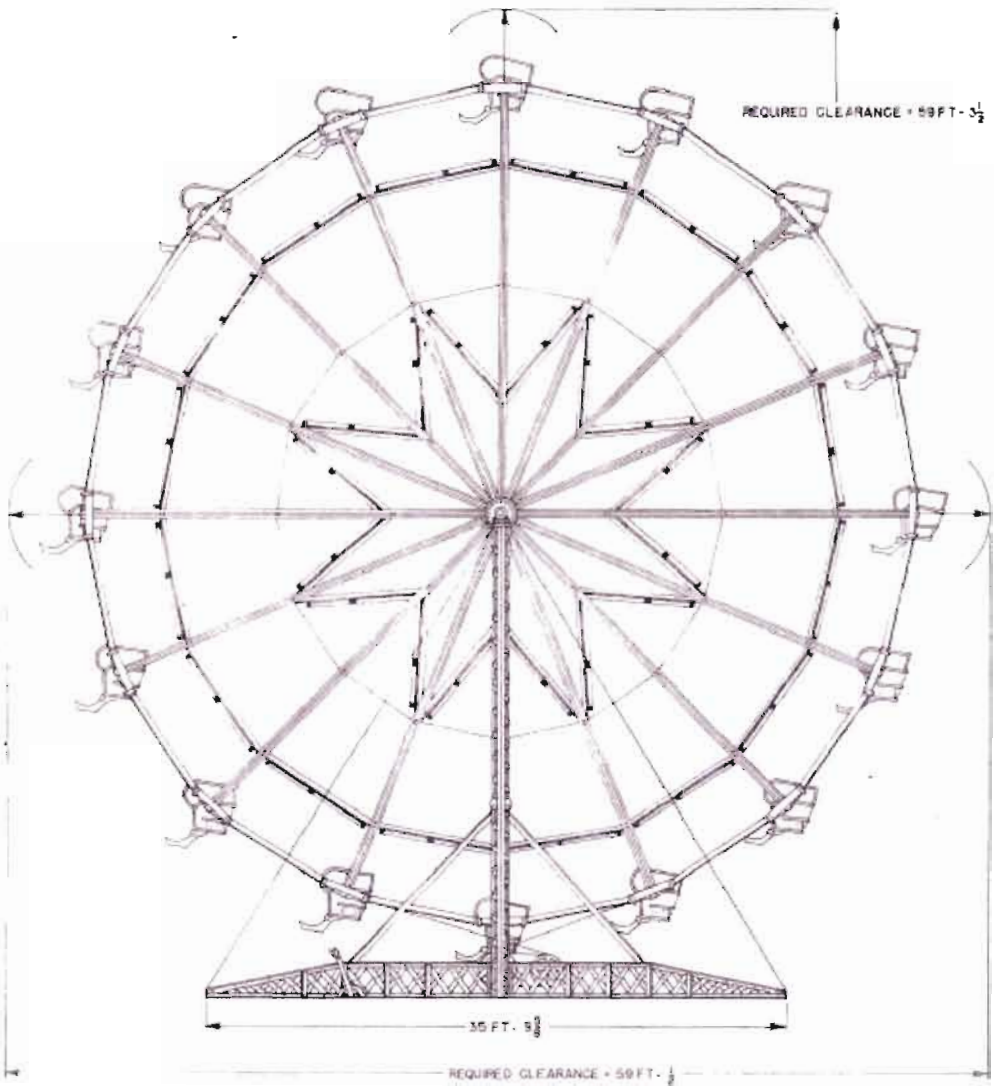


FOUNDATION PLAN

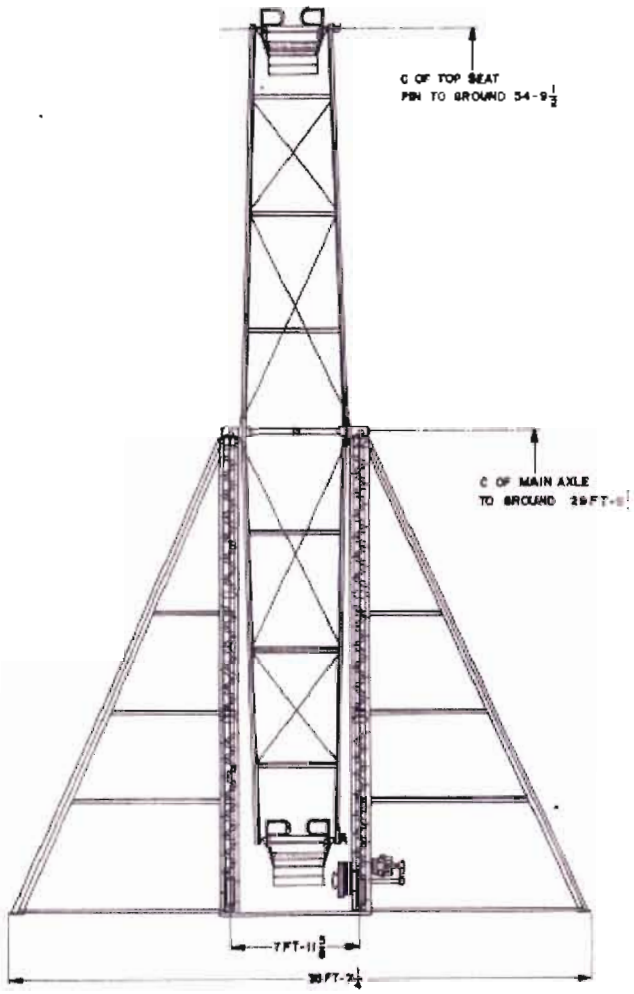


1 PIER FOOTING

NO. 16 BIG ELI WHEEL - SIDE VIEW



NO. 16 BIG ELI WHEEL - FRONT VIEW



10-15

VI. ZONING REVIEW STANDARDS

1. Regulating Plan Standards – Does the proposed outdoor amusement operation comply with the local street designation, frontage and character zone standards; and

2. Development Standards – Does the proposed outdoor amusement operation comply with the local character area design standards pertaining to building design and architecture

VII. PLANNING STAFF EVALUATIONS:

1. Temporary Closure of Ling Street Agreement

2. Need to insure no negative impact on traffic flow or impact on utility access.

VIII. COMMISSION/COUNCIL OPTIONS:

Section 20-24 (B) of Zoning Ordinance

Planning and Zoning Commission

- Table
- Recommend Approval (with or without conditions)
- Recommend Denial

City Council

- Table
- Approve
- Approve with Conditions
- Deny Request

IX. EVALUATION CONSIDERATIONS

1. Whether the proposed use is consistent with the surrounding neighborhood;
2. Suitability for proposed Uses and/or improvements.
3. Development trends of the general area including changes to land use or prior amendments to the zoning ordinance.
4. Official Comprehensive Plan including compliance with the stated objectives.
5. Maintenance of the public's health, safety and general welfare.
6. Enjoyment of the property by neighbors for its intended use.

Item No. 11

CITY OF SOUTH PADRE ISLAND
CITY COUNCIL MEETING
AGENDA REQUEST FORM

MEETING DATE: December 19, 2018

NAME & TITLE: Joe Ricco, Council Member

DEPARTMENT: City Council

ITEM

Discussion and possible action to approve Resolution No. 2018-35 creating a Special Events Committee for the purpose of providing recommendations to the Convention and Visitors Advisory Board on special events that will promote tourism to South Padre Island.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____ NO: _____
Approved by Legal: YES: _____ NO: _____

Comments:

RECOMMENDATIONS/COMMENTS

RESOLUTION NO. 2018-35

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, ESTABLISHING THE SPECIAL EVENTS COMMITTEE TO REVIEW AND MAKE RECOMMENDATIONS ON EVENTS THAT WILL PROMOTE TOURISM

WHEREAS, The City Council established the Convention and Visitors Advisory Board to assist and make recommendations to City Council in the development of marketing programs and strategies that affect the future growth of tourism on South Padre Island ; and

WHEREAS, The Special Events Committee will be created to assist the Convention and Visitors Advisory Board by reviewing and making recommendations on events and strategies that will promote tourism to South Padre Island,

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of South Padre Island, Texas:

Section 1. The Special Events Committee is hereby created. The Special Events Committee shall review and give recommendations to the Convention and Visitors Advisory Board on events and strategies that will promote tourism to South Padre Island

Section 2. Committee members shall be appointed by the City Council and shall consist of seven (7) members from the tourism industry.

Section 3. All terms shall be for a two year staggered term with four of the appointees to be for two (2) year terms and three (3) appointees will be for one (1) year term in order to create the staggered term. Thereafter all appointments will be for two (2) year terms. Terms begin on January 1st and expire two (2) years later on December 31st. If an appointment is to fill an existing term, it shall only be until its expiration.

PASSED, APPROVED AND ADOPTED on this the 19th day of December, 2018

CITY OF SOUTH PADRE ISLAND, TEXAS

_____

Dennis Stahl, Mayor

ATTEST:

_____

Susan M. Hill, City Secretary

11-2

Item No. 12

CITY OF SOUTH PADRE ISLAND
CITY COUNCIL MEETING
AGENDA REQUEST FORM

MEETING DATE: December 19, 2018

NAME & TITLE: Joe Ricco, Council Member

DEPARTMENT: City Council

ITEM

Discussion and possible action regarding Venue Tax Projects and Convention Centre meeting space expansion.

ITEM BACKGROUND

On November 8, 2016, registered voters of South Padre Island passed a proposition authorizing the City to provide for the planning, design, development, acquisition, renovation and construction of a convention center annex, Padre Boulevard medians and improvements, amphitheaters(s), improvements for sports and community venue projects and related land purchase, automobile parking facility and related land purchase or on land or facilities owned by the City of South Padre Island; and to impose a hotel occupancy tax at the rate of 2% for the purpose of financing the venue project. Staff will provide an update on planned projects as well as discuss pending projects.

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____ NO: _____
Approved by Legal: YES: _____ NO: _____

RECOMMENDATIONS/COMMENTS

Item No. 13

CITY OF SOUTH PADRE ISLAND
CITY COUNCIL MEETING
AGENDA REQUEST FORM

MEETING DATE: December 19, 2018

NAME & TITLE: Eva-Jean Dalton, Council Member

DEPARTMENT: City Council

ITEM

Discussion and possible action regarding maintenance and construction on utility easements.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____ NO: _____
Approved by Legal: YES: _____ NO: _____

Comments:

RECOMMENDATIONS/COMMENTS

Item No. 14

CITY OF SOUTH PADRE ISLAND CITY COUNCIL MEETING AGENDA REQUEST FORM

MEETING DATE: December 19, 2018

NAME & TITLE: Carlos A. Sanchez, P.E., CFM, Public Works Director

DEPARTMENT: Public Works Department

ITEM

Discussion and possible action on proposed changes to the Sidewalk Landscaping project and funding needs to implement.

ITEM BACKGROUND

The Padre Boulevard Sidewalk Improvement Project started in the design phase in 2015 with the award of a Transportation Alternatives Program (TAP) Grant. After public input and City Council direction, landscaping was added to create a buffer between traffic and pedestrians.

Since the first installation of the plants on May 8, 2018, vehicles started to run over them. High tides, rain storms, and ground water have made these beds very soft and have caused some vehicles going over them to get stuck. A number of species of plants have not been able to survive these conditions.

Public Works started a pilot strip along one section to test grass. This area seems to be holding up well.

TxDOT, REIM, Kimley-Horn, and the City of South Padre Island held a meeting regarding areas that would not be able to have irrigation or brick pavers after having the sidewalk installed. This was all discussed due to unforeseen utility conflicts and drainage issues. One remedy discussed was to install 4" thick concrete (rip-rap) in the planter area with dyed concrete and then stamped with a brick paver design. This would need to have TxDOT approval, then relayed to the contractor for pricing. These changes would also require a change order from TxDOT and the City.

On last City Council meeting of December 5, 2018, Council directed staff to investigate and get cost estimates to place concrete on the vegetation areas. An email has been sent to TxDOT for this request and we are awaiting a response. A copy of this email was forwarded to City County after being sent to TxDOT. As of the writing of this coversheet, staff has not heard back regarding this request.

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

4.F. Provide a safe and attractive environment for walking and bicycling.

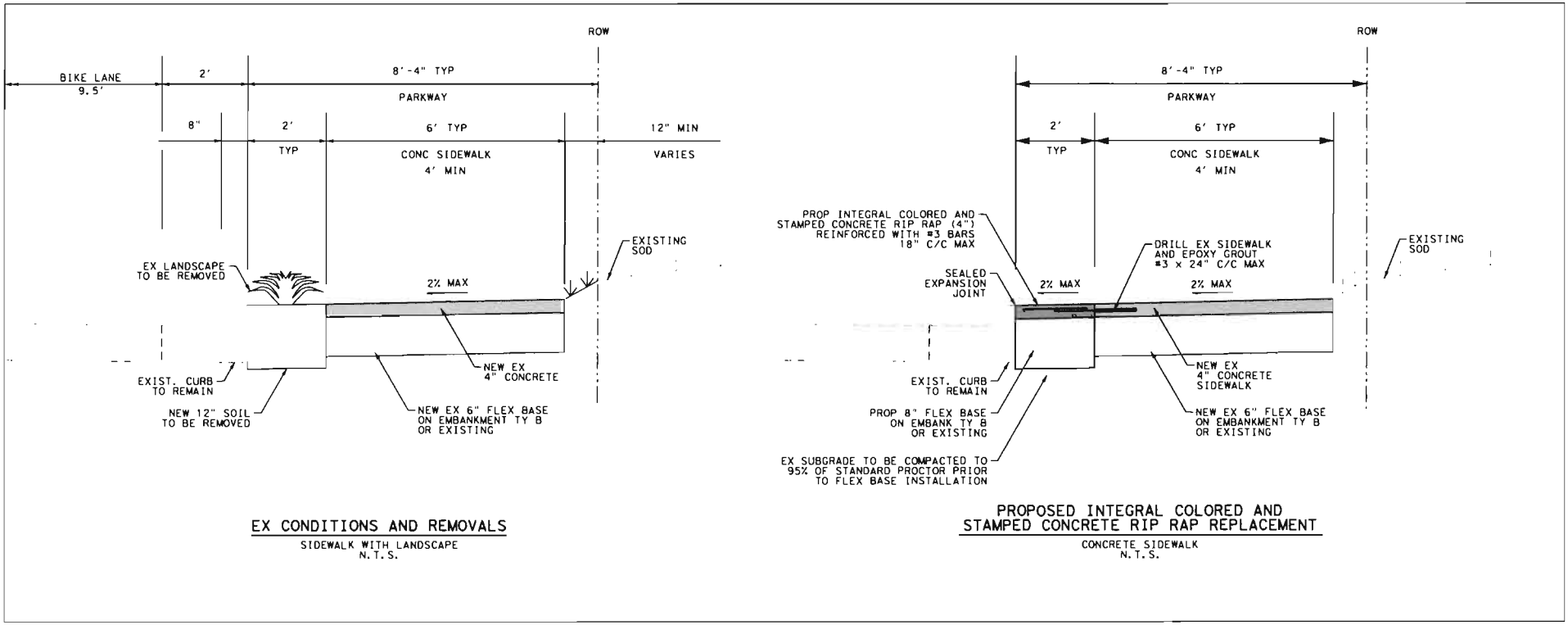
LEGAL REVIEW

Sent to Legal:	YES: _____	NO: ____X____
Approved by Legal:	YES: _____	NO: ____X____

Comments:

RECOMMENDATIONS/COMMENTS

Staff is waiting to hear back from TxDOT on whether they will approve the removal of landscaping.



NOTES:

1. EX PLANTS AND TOP SOIL SHALL BE REMOVED AND REPLACED WITH 4" CONC RIP RAP ON 8" FLEX BASE (TO MATCH 12" OF TOP SOIL TO BE REMOVED).
2. COLORED AND STAMPED CONCRETE RIP RAP SHALL BE INSTALLED TO MAINTAIN SIDEWALK DRAINAGE TO PR 100 GUTTERLINE.
3. SIDEWALK JOINTS SHALL BE MADE IN RIP RAP CONCRETE TO LINE UP WITH EXISTING SIDEWALK JOINTS. RIP RAP CONCRETE SHALL BE INTEGRALLY COLORED. SPECIFIC COLOR TO BE DETERMINED BY THE CITY OF SOUTH PADRE ISLAND. CONTRACTOR SHALL STAMP CONCRETE WITH BRICK PAVER PATTERN WITH ROLLER PROVIDED BY CITY OF SOUTH PADRE ISLAND.
4. EXISTING DRIP LINE, VALVES, AND BOXES WITHIN LANDSCAPE AREA TO BE REMOVED. IRRIGATION MAIN LINE SHOULD BE CUT AND CAPPED JUST AFTER THE WATER METER AND BE REMOVED COMPLETELY. CONTRACTOR SHALL RETURN VALVES TO THE CITY. 4" BORES SHALL BE TAPED SHUT AND ABANDONED IN PLACE. ALL EXISTING IRRIGATION BOXES TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE AS NEEDED.

PREPARED FOR:
THE CITY OF SOUTH PADRE ISLAND

South Padre ISLAND

PREPARED BY:
Kimley»Horn
12/14/2018
Registered Firm # F-928
NOT A BIDDING DOCUMENT

PR 100
(PADRE BLVD)

LANDSCAPING REPLACEMENT EXHIBIT

14-3

Carlos Sanchez <csanchez@myspi.org>

PR 100 CSJ 0331-04-067 - Landscape Changes

1 message

Grant, Tom <Tom.Grant@kimley-horn.com> Mon, Dec 10, 2018 at 4:53 PM
To: "sergio.sustaita@txdot.gov" <sergio.sustaita@txdot.gov>, "Gabriel Villarreal (gabriel.villarreal@txdot.gov)" <gabriel.villarreal@txdot.gov>
Cc: "WHigginbotham@MySPI.org" <WHigginbotham@myspi.org>, "Darla A. Jones (DJones@MySPI.org)" <DJones@myspi.org>, "Susan Guthrie - South Padre Island (sguthrie@MySPI.org)" <sguthrie@myspi.org>, "Alex Sanchez (csanchez@myspi.org)" <csanchez@myspi.org>, "Ryan, John" <john.ryan@kimley-horn.com>

Hi Sergio and Gabriel,

This correspondence is on behalf of the City of South Padre Island. As discussed, the City Council directed staff at the City Council meeting on 12/5 to coordinate with TxDOT to amend the current construction project to remove the landscaping between the sidewalk and back of curb for the entirety of the project. In place of the landscaping, the City is requesting colored concrete riprap (one color) that would also be stamped (roller that would mimic pavers).

We understand there are time and material impacts to the project that need to be determined and agreed upon by all parties (City, TxDOT, contractor, engineer).

Thank you for your assistance in navigating this request.

Best,

Tom

Tom Grant, P.E. (TX, OK, FL), PTOE | Vice President
Kimley-Horn | 2201 W. Royal Lane, Suite 275, Irving, TX 75063
Direct: 214.420.5622 | Mobile: 214.914.3640
Connect with us: Twitter | LinkedIn | Facebook | Instagram

14-4

Item No. 15

CITY OF SOUTH PADRE ISLAND
CITY COUNCIL MEETING
AGENDA REQUEST FORM

MEETING DATE: December 19, 2018

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Discussion and action related to Resolution No. 2018-36 expressing the need to expand the scope of study and plan addressed in the U.S. Army Corps of Engineers Coastal Texas Protection and Restoration Feasibility Study.

ITEM BACKGROUND

The draft Coastal Texas Study calls for storm protection generally from Haas to Parade Streets and proposes nourishment projects exclusively by federal initiative only within this area each decennial or immediately following a severe storm event. The City requests by this Resolution that the project should include the entire shoreline within City limits as well as the bay and should not preclude the City from maintaining its state and federal partnerships in ongoing BUDM efforts. We are seeking inclusion in their plan of alternative means of storm protection that could possibly include off-shore berm placement of material and we also seek to look for potential new sand sources for that placement.

BUDGET/FINANCIAL SUMMARY

None.

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal:	YES: _____	NO: X
Approved by Legal:	YES: _____	NO: X

RECOMMENDATIONS/COMMENTS

Approve resolution.

RESOLUTION NO. 2018-36

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, ASSERTING THE NEED TO EXPAND THE SCOPE OF STUDY AND PLAN EXPRESSED IN THE COASTAL TEXAS PROTECTION AND RESTORATION FEASIBILITY STUDY

WHEREAS, The U.S. Army Corps of Engineers, Southwestern Division Galveston District (Corps), published its 442-page report titled, *Coastal Texas Protection and Restoration Feasibility Study* ("Coastal Texas Study") with an 84-page appendix documenting the South Padre Island Coastal Storm Risk Management (CSRM); and

WHEREAS, Following an examination of surveys of existing dune and beach conditions and subsequent BeachFX modeling on South Padre Island, the CSRM prescribes a dune 12.5-feet tall and 20-feet wide with a beach berm 100-feet wide seaward of the dune; and

WHEREAS, The CSRM asserts an economic-based valuation to further prescribe this dune will be limited within the areas identified as Reaches 3 and 4, locally known as approximately Haas to Parade Streets, and propose nourishment projects exclusively by federal initiative within these Reaches each decennial or immediately following a severe storm event; and

WHEREAS, On November 29, 2018 the Corps hosted meetings in Port Isabel, Texas to solicit local, public input on this Coastal Texas Study and its applicable appendices.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of South Padre Island, Texas, that it memorializes its local input on this Coastal Texas Study and relevant appendix as follows:

Section 1. The City cannot endorse this plan as presented, which excerpts only the midsection of the jurisdiction, failing to incorporate the geographic integrity of a continuous shoreline and the social and economic solidarity of a whole community. The CSRM must assert the cost/benefit of nourishment projects beyond Reaches 3 and 4 to include Reaches 2, 5, and 6, those areas which include the tangible assets that support the singular industry of tourism for this community, namely the vehicular causeway by which tourists access it, the convention centre and activity venues where they congregate, and every full service property and a full quarter of the established select service properties where they reside during their stay.

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In addition to the ad valorem revenue, the CSRM must calculate the qualitative cost of the hotel occupancy tax from the lodging properties within Reaches 2, 5, and 6 as $3.4 million ($2,749,427 from full service collections and $718,582 from 25% of select service collections), approximately $600,000 in yearly rental fees for the convention centre, as well as roughly $4 million in annual economic impact from its utilization.

Section 2. The City should be able to review the implementation methodology and budget, just as it was afforded the opportunity to provide input to the initiative's justification; therefore, the CSRM should expand to include a work plan and assigned appropriation. Additionally, the CSRM must allow the City, in continuing partnership with other State and Federal agencies as funding allows, to pursue Beneficial Use of Dredge Material (BUDM) projects in all Reaches and nearshore berms in order to compliment the Coastal Texas Study initiative and advance the shared intent of engineering with nature.

Section 3. The City cannot disregard the importance of bayside bulkheads and natural buffers in its fortification of property structures and content, as evidenced during Hurricanes Dolly and Harvey. The CSRM must account by its BeachFX modeling the economic risk of back bay flooding in the lifecycle of probabilistic storms.

Section 4. The City desires to supplement the BeachFX modeling with its own survey repository and research into local nearshore processes to create a "locally preferred plan" that takes into consideration non-traditional USACE nourishment approaches such as breakwaters, sacrificial nearshore berms, or a sand engine.

PASSED, APPROVED AND ADOPTED on this the 19th day of December, 2018

CITY OF SOUTH PADRE ISLAND, TEXAS

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Dennis Stahl, Mayor

ATTEST:

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Susan M. Hill, City Secretary

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