INGLESIDE
DEVELOPMENT CORPORATION

CITY OF INGLESIDE DEVELOPMENT CORPORATION (IDC)
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
AUGUST 6, 2026, 5:00 PM

Opening Agenda

1. **Call Meeting to Order.**

The Ingleside Development Corporation Board of Directors Regular Meeting was called to order by President Wilson at 5:00 p.m. on August 6, 2026, at Ingleside Garden Center 2740 Mustang Dr., Ingleside, TX. A quorum was established.

Board Members Present: Cindy Wilson, Steve Cannon, David Pruitt, Alana Seaman, Crystal Gauthreaux and Victor Polanco.

2. **Citizen Comments.**

No comments.

3. **Staff Comments and Reports.**

   a. **Board Comments and Reports.**

Staff comments and reports were deferred due to training.

Action Items

4. **Discussion, consideration, and possible action regarding Financials for April, May, and June 2026.**

Discussion was held regarding previous questions relating to the monthly finances. Staff stated that to move forward it is recommended that the previous unanswered questions be sent via email to the city finance department. In turn, the finance department will respond to the questions via email.
A proposal was discussed to break recurring monthly financial categories into explanatory segments: Staff will provide training on the first three categories as listed in the financial table of contents and subsequent meetings will cover the remaining categories.

Concerns were raised about missing credit card details. Staff stated the credit card details do not exist as the IDC credit card has not been used. The current practice is not to use the card unless it is pre-authorized.

Board expressed frustration about lack of finance presence and serviceunder the current agreement, despite payment.

After further discussion a motion was made to table approval of April–June 2026 financials until questions are answered at the next upcoming meeting. A roll-call vote recorded as unanimous "Aye."

Motion: Steve Cannon made a motion to table the item on the Financials for April, May, and June 2026. Alana Seaman seconded the motion. Motion carried with 6 for, 0against.

For Motion: Cindy Wilson, Steve Cannon, David Pruitt, Alana Seaman, Crystal Gauthreaux and Victor Polanco.

5. **Discussion, consideration, and possible action on the acceptance of three invoices from Denton Navarro Rodriguez Bernal Santee & Zech totaling $850.00.**

Staff recommended approval of three invoices from Navarro, Rodriguez, Bernal, Santee& Zech totaling $850 for agreement-related work.
Motion as made and seconded and a roll-call vote recorded as unanimous "Aye." to pay invoices approved.
Motion: Crystal Gauthreaux made a motion to accept the three invoices from Denton Navarro Rodriguez Bernal Santee & Zech totaling $850.00. David Pruitt seconded the motion. Motion carried with 6 for, 0 against.

For Motion: Cindy Wilson, Steve Cannon, David Pruitt, Alana Seaman, Crystal Gauthreaux and Victor Polanco

6. **Discussion, consideration, and possible action on the Fiscal Year 2026-2027 operation budget.**

Discussion was held regarding FY 2026–2027 operating budget and proposed expenditures.
Two itemized budgets were provided, the prior year actual (FY 2026) and the proposed FY 2026–2027. Notable changes included the completed projects; the basketball pavilion and Gallion Street were removed from the new budget. Funding added for audit services and a branded strategic plan were included the proposed FY 2026–2027 budget.

Specific line items were discussed as follows:

- Uniforms/apparel: used for IDC shirts at meetings; no expenditures last year.
- Car allowance: historical line to support travel to meetings.
- Web page expense ($12,000): website link issues persist; IT is working to fix. Board members noted the link has been broken for months and questioned the cost for a nonfunctional site. The website navigation/hyperlink problems acknowledged.
- BIG grant and facade grant application not accessible; website navigation/hyperlink problems acknowledged.
- Economic development ($25,000): intended for investor outreach, retention of existing businesses, and qualifying projects; funds are available but require board approval per project.
- Strategic plan and rebranding: Proposal to seek an RFQ for a nuts-and-bolts economic development strategic plan assessing programs, tools, commercial properties, and utilities; goal to market beyond industry and attract retail.
- Budget characterized as "tight" and "living" (modifiable) and must go before the council for spending approvals.

Motion was made to approve and to move forward with the FY 2026–2027 budget as a living budget passed with a motion and second and a roll-call vote recorded as unanimous "Aye."

Motion: Victor Polanco made a motion to approve the Fiscal Year 2026-2027 operation budget. David Pruitt seconded the motion. Motion carried with 6 for, 0against.

For Motion: Cindy Wilson, Steve Cannon, David Pruitt, Alana Seaman, Crystal Gauthreaux and Victor Polanco

7. **Discussion, consideration, and possible action regarding Gallion Street project final approval and acceptance.**

Staff stated that the packet included the final application, certificate of payment in full, and certificates of substantial completion from the engineer of record, Lynn Engineers. Prior questions on the street were addressed. Staff recommended approval.

Motion and second to approve final payment and acceptance of the Gallion Street project was made with a unanimous "Aye."

Motion: Davit Pruitt made a motion to accept the Gallion Street project final approval and acceptance. Crystal Gauthreaux seconded the motion. Motion carried with 6 for, 0 against.

For Motion: Cindy Wilson, Steve Cannon, David Pruitt, Alana Seaman, Crystal Gauthreaux and Victor Polanco

8. **Discussion, consideration, and possible action on authorizing staff to advertise and receive Requests for Proposals (RFP) for qualified firms of Certified Public Accountants to audit the Ingleside Development Corporation (IDC) financial statements.**

Discussion to advertise and receive RFQs from CPA firms to audit IDC financial statements was historically done by city auditors. To establish best practice to ensure independence, fresh perspective, and public trust it was recommended that a separate IDC audit be conducted.

The IDC will pay publication costs and audit fees.
Motion and second to authorize staff to advertise and receive RFPs passed.

Motion: David Pruitt made a motion to approve authorizing staff to advertise and receive Requests for Proposals (RFP) for qualified firms of Certified Public Accountants to audit the Ingleside Development Corporation (IDC) financial statements. Victor Polanco seconded the motion. Motion carried with 6 for, 0 against.

For Motion: Cindy Wilson, Steve Cannon, David Pruitt, Alana Seaman, Crystal Gauthreaux and Victor Polanco

<u>**Executive Session**</u>

President Cindy Wilson requested that Executive Session Item 9 and Item 10 be withdrawn from the Agenda. There were no objections by the IDC Board and President Cindy Wilson stated that the items were withdrawn.

9. **Closed Session**
Ingleside Development Corporation will meet in Closed Session pursuant to the provision of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

Pursuant to Section 551.071 (Consultation with Attorney) – Discussion of legal issues related to a proposed Administrative Services Agreement between the Ingleside Development Corporation and the City of Ingleside.

At ____, President Wilson convened the Ingleside Development Corporation Board of Directors into a closed session pursuant to the provision of Chapter 551 of the Texas Government Code, in accordance with the authority contained in Pursuant to Section 551.071 (Consultation with Attorney) – Discussion of legal issues related to a proposed Administrative Services Agreement between the Ingleside Development Corporation and the City of Ingleside.

10. Open Session

Ingleside Development Corporation will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

Pursuant to Section 551.071 (Consultation with Attorney) – Discussion of legal issues related to a proposed Administrative Services Agreement between the Ingleside Development Corporation and the City of Ingleside.

Other Updates

11. Next Meeting

The next meeting to be held on August 18, 2026.

12. Items to consider for placement on future agendas.

- Election of Officers
- Webpage Status
- Budget breakdown
- Financial Questions And breakdown

13. Adjournment

President Wilson adjourned the Ingleside Development Corporation Board of Directors Regular Meeting at 5:53p.m.

APPROVED:

Cynthia Wilson

Cynthia Wilson, President

ATTEST:

Alana Seaman

Alana Seaman, Secretary