

**NOTICE OF ECONOMIC DEVELOPMENT CORPORATION REGULAR
MEETING CITY OF SOUTH PADRE ISLAND**

TUESDAY, SEPTEMBER 15, 2026

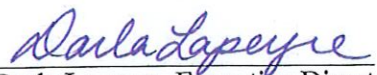
9:00 AM AT THE MUNICIPAL BUILDING, CITY COUNCIL
CHAMBERS, 2ND FLOOR 4601 PADRE BOULEVARD, SOUTH PADRE
ISLAND, TEXAS

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. Approve Consent Agenda
 - 4.1. Approve the minutes from the regular meeting on August 18, 2026
 - 4.2. Review and approve the Financial Report for August 2026
5. Regular Agenda
 - 5.1. Discussion and possible action to approve a Facade Improvement Grant for 1313 Padre Blvd. in the amount of \$12,700.
 - 5.2. Presentation and discussion by Greg Weykamp with Edgewater Resources and Philip Hanley with ERGIS on the SPI Marine Park
 - 5.3. Discussion and possible action to approve the recipients for the latest round of Sand Dollars for Success grants
 - 5.4. Executive Director's Activity Report including the latest economic indicators, project updates and upcoming events
6. Adjourn

NOTE:

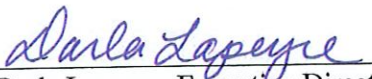
One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.

DATED SEPTEMBER 9, 2026


Darla Lapeyre, Executive Director

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION 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 **SEPTEMBER 9, 2026**, AT/OR BEFORE 5:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 3 BUSINESS DAYS PRECEDING THE SCHEDULED TIME OF SAID MEETING.


Darla Lapeyre, Executive Director

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 CHIEF BUILDING OFFICIAL, FILIBERTO ALBA JR. (956) 761-8103

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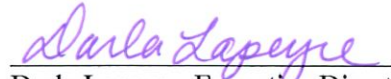
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**CITY OF SOUTH PADRE ISLAND
ECONOMIC DEVELOPMENT CORPORATION
AGENDA REQUEST FORM**

MEETING DATE: September 15, 2026

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Approve the minutes from the regular meeting on August 18, 2026

ITEM BACKGROUND

The minutes are attached for your review and approval.

BUDGET/FINANCIAL SUMMARY

n/a

COMPREHENSIVE PLAN GOAL

n/a

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

**CITY OF SOUTH PADRE ISLAND
ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS**

MINUTES

Regular Meeting
August 18, 2026

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, August 18th, 2026 at the South Padre Island Paul Y. Cunningham, Jr. Municipal Building, 2nd floor, 4601 Padre Blvd., South Padre Island, Texas 78597. President Tom Bainter called the meeting to order at 9:00 a.m. Other Board members present were Vice-President Gayle Hood, Secretary/Treasurer Glenda George, and Directors Lynne Tate, Jim Painter, and Wendy Knight and ex-officio member Rees Langston. Board member Sandi Gentry was absent. Also present were Executive Director Darla Lapeyre, City Council member Lisa Graves, Ashley Montemayor with the Cameron County Regional Mobility Authority, June Ochoa with Ship Shape, and Briana and Jenna Ghilain with Nautico Island Grill.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments or announcements.

4. APPROVE CONSENT AGENDA

4.1 Approve the minutes from the June16, 2026 board meeting

4.2 Approve the financial reports for June and July 2026

4.3 Approve an excused absence for Sandi Gentry from the August 2026 board meeting

Upon a motion from Lynne Tate and a second by Wendy Knight, the Board unanimously approved the consent agenda.

5. REGULAR AGENDA

5.1 Discussion and possible action regarding a façade improvement

grant application for 5212 Padre Blvd.

Upon a motion from Wendy Knight and a second by Gayle Hood, the board unanimously approved a façade improvement grant application from Ship Shape at 5212 Padre Blvd, pending the city approves the proposed new sign.

5.2 Discussion and possible action regarding a façade improvement grant application for 1313 Padre Blvd.

Jenna and Brianna Ghilain presented their façade improvement grant application to the board. The addition of a corrugated metal roof over the deck was questioned as an allowable material in the city ordinance. They had not asked the city but will find out and present in September. Upon a motion from Lynne Tate and a second by Glenda George, the board voted unanimously to table this item until the September board meeting.

5.3 Discussion and possible action to approve a Resolution of Support for South Padre Island to become a certified Texas Film Friendly city

Upon a motion from Wendy Knight and a second by Gayle Hood, the board unanimously approved Resolution 2026-08 to support the city becoming a certified Texas Film Friendly city.

5.4 Update on the SPI Causeway Marine Park

Gayle Hood gave the board an update on the marina project. Edgewater Resources will be submitting the Corps of Engineers permit for the project at the end of the month. Edgewater Resources will attend the September board meeting and give the board a progress report.

5.5 Discussion and possible action regarding the renewal of the draft Interlocal Agreement with Cameron County for the boardwalk property at the South Padre Island Birding and Nature Center

The board reviewed the agreement as prepared by the Birding and Nature Center board. Upon a motion from Lynne Tate and a second by Wendy Knight, the board unanimously approved the agreement as presented.

5.6 Discussion and possible action regarding paying off the bond for the South Padre Island Birding and Nature Center

Upon a motion from Lynne Tate and a second by Gayle Hood, the board voted unanimously to pay off all outstanding bond payments for the South Padre Island Birding and Nature Center.

5.7 Discussion and possible action regarding a new project to recruit young professionals to relocate and start businesses here on South Padre Island

Ms. Lapeyre shared a research report with the board that she received from Mayor McNulty. A committee was initiated with city staff, UTRGV, and a few property management companies. The EDC will take the lead on researching the issue further and schedule a meeting with the committee to develop a plan. Glenda George will assist.

5.8 Executive Director's activity report including economic indicators, projects, and events

Ms. Lapeyre gave her monthly report including economic indicators- sales tax revenue, occupancy tax revenue, property tax revenue, and building permits. Project updates were given on the Sand Dollars for Success, South Padre Island Birding and Nature Center, and the Art Business Incubator. The city is hosting a Mayor's breakfast with Alex Meade, TX DOT Commissioner on September 10th at 9:30 am at the Convention Centre.

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 10:05 a.m.

S E A L

Darla Lapeyre
Executive Director

APPROVED:

Thomas Bainter
President

**CITY OF SOUTH PADRE ISLAND
ECONOMIC DEVELOPMENT CORPORATION
AGENDA REQUEST FORM**

MEETING DATE: September 15, 2026

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Review and approve the Financial Report for August 2026

ITEM BACKGROUND

I was notified by the Finance Dept. that the financial report will not be available on Monday September 14th. I will email it to you as soon as it is received. Our meeting is falling early this month and the sales tax data is not available yet.

BUDGET/FINANCIAL SUMMARY

n/a

COMPREHENSIVE PLAN GOAL

n/a

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

**CITY OF SOUTH PADRE ISLAND
ECONOMIC DEVELOPMENT CORPORATION
AGENDA REQUEST FORM**

MEETING DATE: September 15, 2026

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Discussion and possible action to approve a Facade Improvement Grant for 1313 Padre Blvd. in the amount of \$12,700.

ITEM BACKGROUND

At the last meeting Nautico presented the facade grant application. The Board tabled the item until they could run the work by the building department to make sure it can receive a permit. The work was approved by the building department. They did add some electrical work to the application and are requesting approval.

BUDGET/FINANCIAL SUMMARY

n/a

COMPREHENSIVE PLAN GOAL

n/a

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:



Facade Improvement Grant Program Application form

1. Applicant Name: Jenna Ghilain / Briana Scanlan
2. Contact Name: Jenna Ghilain
3. Name of Tenant: Ghilain Co LLC DBA Nautico
4. Name of Business: Nautico Island Grill
5. Telephone Number: 956-772-7074 Fax Number: _____
6. Email Address: nauticospi@gmail.com
7. Project Address: 1313 Padre Blvd SPI TX 78597
8. Mailing Address: SAME
9. Does the applicant own the project building? ☐ Yes ☒ No

If the answer to the above question is no, please attach a letter from the owner expressing approval of the project proposal.

10. Will you be using the services of an architect, engineer, or contractor? ☒ Yes ☐ No
11. If yes, list your architect, engineer, or contractor of preference with name and contact number of business: Omar Ramos
12. Estimated Total Project Cost: (A) \$25,400.00 (attach itemized budget)
13. Owner to match 50% of Total: (B) \$12,700.00
- Total Grant Requested from City: (A-B) \$12,700.00 (up to 50% of the project cost not to exceed \$25,000)

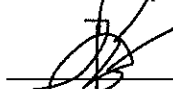
Attach qualified contractor bid documents and all cost breakdowns by category such as masonry repair, window replacement, etc.

14. Proposed Start Date: October 2026
15. Proposed Completion Date: October 2026
16. What is the existing use of the building?: Restaurant
17. Will this project proposal cause change in the building use? ☐ Yes ☒ No
18. If so, please explain: _____
19. Please write a summary of the complete project scope. You may attach additional pages.

Install galvanized roof over exisiting deck; labor and materials
Adding insulated sheets. Estimate from Omar Ramos \$24,650.00
Adding 3 light fixtures above each table; \$250 each. Estiamted cost for fixtures \$750.00
Total \$25,400

Danny B Ghilain

Print Name (Property Owner)



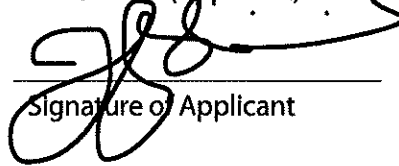
Signature of Property Owner

9/4/26

Date

Jenna Ghilain

Print Name (Applicant)



Signature of Applicant

9/4/26

Date

**APPLICANTS WHO DEVIATE FROM THE APPROVED APPLICATION OR DO NOT PROVIDE
COMPLETE APPLICATION WILL BE DISQUALIFIED FROM THIS GRANT PROGRAM**

Submit completed application to South Padre Island EDC

**For all questions please contact the EDC
at 956-761-6805 or southpadreislandedc@gmail.com**

***Applicant understands the Facade Improvement Grant is a matching grant, dollar for dollar.
In kind contributions and profits generated by the applicant serving as contractor will not be
considered as part of the required match.***

Invoice

SOLO TO

Nalico

SHIP TO

Omar Ramos

ADDRESS

ADDRESS

CITY, STATE, ZIP

CITY, STATE, ZIP

CUSTOMER ORDER NO.

1 SOLD BY

TERMS

1602

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		Install galvanized Roof over Existing Deck 8x8 post with 2x10 Rafter and galvanized sheathing add 4x8 sheets insulated all underside / treeded add two light fixtures owner will provide materials and labor			24,650



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AGENDA REQUEST FORM**

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DEPARTMENT: Economic Development Council

ITEM

Presentation and discussion by Greg Weykamp with Edgewater Resources and Philip Hanley with ERGIS on the SPI Marine Park

ITEM BACKGROUND

Greg Weykamp and Phil Hanley will be at the meeting to provide an update to the Board on the SPI Marine Park

BUDGET/FINANCIAL SUMMARY

n/a

COMPREHENSIVE PLAN GOAL

n/a

LEGAL REVIEW

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RECOMMENDATIONS/COMMENTS:

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ECONOMIC DEVELOPMENT CORPORATION
AGENDA REQUEST FORM**

MEETING DATE: September 15, 2026

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Discussion and possible action to approve the recipients for the latest round of Sand Dollars for Success grants

ITEM BACKGROUND

The board will approve the recipients of the Sand Dollars for Success grant. Applicants include SPI Wine Bar, Karen's Custom Toe Rings, Skin., Nautico Island Grill, and Joyful Living Market.

BUDGET/FINANCIAL SUMMARY

n/a

COMPREHENSIVE PLAN GOAL

n/a

LEGAL REVIEW

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Approved by Legal:

RECOMMENDATIONS/COMMENTS:

**CITY OF SOUTH PADRE ISLAND
ECONOMIC DEVELOPMENT CORPORATION
AGENDA REQUEST FORM**

MEETING DATE: September 15, 2026

NAME & TITLE: Darla Lapeyre, EDC Director

DEPARTMENT: Economic Development Council

ITEM

Executive Director's Activity Report including the latest economic indicators, project updates and upcoming events

ITEM BACKGROUND

I will give my monthly report. The economic indicators will be ready on the 14th. I will submit as soon as I have them from the Finance Department

BUDGET/FINANCIAL SUMMARY

n/a

COMPREHENSIVE PLAN GOAL

n/a

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