

**CITY OF INGLESIDE
MINUTES
SPECIAL CITY COUNCIL MEETING
MARCH 5, 2010**

1. Call meeting to order

The meeting was called to order at 3:00 p.m. with Mayor Stella Herrmann presiding. Council Members present: Mayor Stella Herrmann, and Council Members Stewart Wilson, Elaine Kemp, Steve Diehl, Luis Lamas, Jacob Lopez, and Willie Vaden. City of Ingleside Staff present: City Manager Jim Gray and City Secretary Kimberly Drysdale. There were approximately 35 guests.

2. Invocation

The Invocation was provided by Pastor Twanda Martin.

3. Pledge of Allegiance

4. Discussion and possible action regarding the use of Naval Station Ingleside and interaction with the Port of Corpus Christi.

Mayor Herrmann stated this meeting is a result of Port of Corpus Christi Authority (POCCA) Board Commissioner Kenneth Berry's letter of February 27, 2010 and the POCCA Special Committee meeting last Friday, February 26, 2010 at which there were three agenda items regarding Ingleside that were not even mentioned before the meeting adjourned. She feels the City of Ingleside is being overlooked with regards to the redevelopment of the Naval Station Ingleside (NSI) reversionary property. Council Member Diehl explained he understands that Ingleside has no need to be a part of the negotiations of price and such; however, we do have the infrastructure needs that should be considered. He questions how POCCA can fully negotiate certain things when they do not know the City's needs. Additionally, because the City does not know what direction POCCA is focusing, we cannot prioritize our development. Both parties need to work together. Council Member Kemp questioned if the City is not comfortable with the direction the potential business(es) are going, then why should the City change the zoning from R-1 (single family residential district). All Council Members felt there needs to be better communication between the City and POCCA.

POCCA Chairman Mike Carrell thanked the City Council for their concerns and stated the POCCA Board feels the same way. The Reversionary Property is a great asset. They only want strong companies that have a better than average chance of survival to locate here. In April 2009, POCCA hired Texas A&M University Economic Development to help as Master Planners. As frustrating as the task is, it is a lengthy process that takes time to put together ideas and then seek proposals to fill those needs and eventually decide which one(s) to approve. They are all trying to keep their minds open to all options. One tremendous need is for a current appraisal of the property. This is difficult because it is a unique asset. Mr. Carrell agreed that he would like for the City Manager and Mayor to be a part of the discussions when reviewing the proposals but he is not sure it is possible. He has asked for a legal opinion from the POCCA Attorney. He further explained that the meeting of February 26, 2010 was a special "Emergency" meeting because they were trying to take action for a grant that was due March 2, 2010. Other Board Members requested the additional agenda items. Because the additional items were not an "Emergency," he didn't feel they could act upon and therefore were removed from the agenda.

Council Member Vaden stressed his concerns that a 99-year lease is basically a sale of property and is not good for the City of Ingleside because of loss of tax revenues. He questioned if the POCCA had considered "piece-mealing" the property and Mr. Carrell said that is an option.

Mayor Herrmann asked if Texas A&M has made a proposal or have there been discussions in regards to them making a proposal for the property. Mr. Carrell stated there has been no proposal made but there have been some discussions. It was questioned whether he felt this is a conflict of interest and he agreed only if a proposal is made. He stated if Texas A&M becomes a viable option, POCCA will change Master Developers. The POCCA meeting of March 9, 2010 will be addressing this concern. Mayor Herrmann stated she feels that as soon as Texas A&M first mentioned that they may be considering a proposal that the conflict of interest began because they have access to all of the other proposals before they are made public.

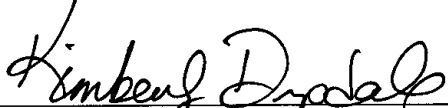
Mr. Berry voiced his concern that POCCA has been working with Texas A&M since April 2009 and they have not presented any proposals to the Board yet. He agreed that the City of Ingleside should be represented during the processes of reviewing proposals. On a normal basis the staff negotiates the details and does a complete background on a potential venture for the POCCA. Once they have the finer details worked out then they bring to the Board for review and approval. Typically the staff deals with the personalities and the Board looks at the overall viability of the company.

Council Member Diehl made a motion directing the staff to write a formal letter to the Port of Corpus Christi requesting that the City Manager and Mayor be allowed to be a part of any meetings, public or private, regarding potential businesses to be located on the property currently known as Naval Station Ingleside and that the Port of Corpus Christi have a future agenda item that will allow the City of Ingleside to express our concerns and needs for potential businesses for this property. The motion was seconded by Council Member Lopez and was approved unanimously.

5. Adjourn

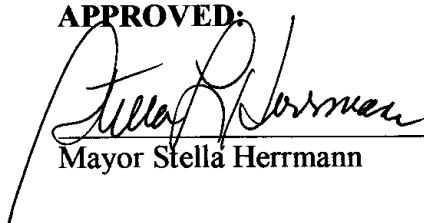
There being no further business, the meeting was adjourned at 4:52 p.m.

ATTEST:



 Kimberly Drysdale, City Secretary

APPROVED:



 Mayor Stella Herrmann