President Nathan Heilman and his wife, Amanda, wish to extend a warm MICA invitation to you to join them as our association engages in “Think Safety”. One of the key benefits of belonging to MICA is your ability to work with fellow members to improve your business acumen and to better your industry. Come and participate as we share ideas at our annual convention this June 20 – 23, 2016, at one of Missouri’s finest resorts and conference centers; the Chateau on the Lake Resort & Spa. Located just outside of Branson, Missouri, in the midst of the Ozark Mountains and on the shore of Table Rock Lake, this picturesque and stately home-away-from-home presents a stunning view all unto itself. With 301 newly refurbished guestrooms that feature upscale amenities like Gilchrist & Soames toiletries, free Wi-Fi, 37” flat-screen HDTVs with satellite programming, coffeemakers, room service, granite countertops and plush bedding, the resort offers accommodations perfect for our annual convention.

Our 59th Annual Spring Convention will be a special event, and one that you do not want to miss! The convention will follow a Monday to Thursday pattern that we have used the past three years. Based on feedback from our members, we have moved the arrival date from Sunday of Father’s Day to Monday. This will allow our members to possibly spend Father’s Day at home with family and friends.

The location of this year’s meeting is designed to allow those of you who would like to extend the meeting into a vacation time for the entire family to do so. At the Chateau, you have both Table Rock Lake and the city of Branson, Missouri, with its many attractions in your back yard. Recreation activities are diverse. Branson is an Ozark town in southwest Missouri known as a family vacation destination. Its 76 Country Boulevard is famously lined with theaters, which once hosted mostly country music performers but today present diverse entertainment. Also along the strip are Silver Dollar City, an 1800s-themed amusement park with live music, the landmark Marvel Cave and Dolly Parton’s Wild West-style Dixie Stampede dinner theater.

With tree-lined shores, crystal clear water and hidden beaches, it’s little wonder Table Rock Lake is one of the Ozark’s top destinations. Enjoy boating, fishing, sailing, waterskiing, wakeboarding, camping, hiking and sightseeing in this beautiful vacation spot. With almost 800 miles of shoreline, Table Rock Lake has many beautiful spots for taking a dip in its crystal clear water. Moonshine Beach, adjacent to the Dewey Short Visitor Center Recreation Area, is the most popular and offers a spacious, sandy beach where you can swim, dive, sunbathe, picnic, hike, play volleyball or just view the wildlife. If you want to escape larger crowds and boat traffic, the Beaver area located on the southwest corner of the lake is a favorite swimming spot. Cape Fair, just off Highway 75, offers wide-open water for plenty of swimming.

Table Rock Lake is nationally renowned as a top fishing spot. Large numbers of Kentucky spotted bass and white bass thrive in its diverse underwater structure and immense forage base. Crappie and large bluegill are caught in abundance. Catfish of all sizes also roam the lake bottom.

We have reserved a block of rooms at the resort. Our convention rate for resort rooms is $159 per night plus tax, single or double occupancy. It is highly suggested that you book your resort reservations now! Call the reservations office at 888-333-5253 and reference the Midwest Insulation Contractors Association Meeting. Please note that we have blocked a limi-
Hello MICA!!!

We are two months into the New Year, and spring is finally just a few weeks away. I don’t know about everybody else, but I can’t wait! On February 2nd, we had a blizzard hit Sioux City with about 12” of snow accumulation that caused the area schools to close for a couple of days. Then on February 19th, it got up to 60 degrees F making everything a muddy mess.

March is “Save Your Vision” month and is organized by the American Optometric Association. It is held annually to increase awareness regarding good eye care. The main focus is to encourage people of all ages to go in for regular eye exams. With all the technology that we use in our everyday lives such as computers, tablets and smartphones, the risk of eye strain and damage is higher than before.

The following steps are recommended to protect your eyes.

- Schedule yearly eye exams.
- Protect your eyes against UV Rays.
- Give your eyes a break from digital devices. Follow the 20/20/20 rule: every 20 minutes, take a 20 second break and look at something 20 feet away.

We are well into planning the technical sessions for the 59th annual spring convention of MICA. I am excited about the speakers and topics that will be on the program in June. Look for the convention registration material early next month and plan to join us in June in Branson.

Don’t forget that it’s Leap Year.

Go Hawkeyes!!!!!

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FUTURE MICA MEETING DATES

59th Annual Spring Convention — June 20 — 23, 2016, Chateau on the Lake, Branson, Missouri.

Fall 2016 Annual Fall Business Meeting — October 19 & 20, 2016, Embassy Suites Downtown, Omaha, NE.

60th Annual Spring Convention — June 19 — 22, 2017, Kona Kai Resort, San Diego, CA.

Fall 2017 Annual Fall Business Meeting — October 18 & 19, 2017, Omaha, NE.

61th Annual Spring Convention — June 18 — 21, 2018, In region. The Board of Directors is open to suggestions.

MICA MEMBER ADDRESS/INFO. UPDATES

Be sure to inform the MICA office of any changes or corrections to your listing for either the MICA Directory, e-mail correspondence or mailing address. Even if you update your company listing on the MICA website, please inform the MICA office of the changes. We try to be as current as possible with your help.

(Continued from page 1)

The Board of Directors is most excited about the technical topics and speakers for the spring convention. The topics and speakers were selected to help educate and inform you on a variety of industry topics pertinent to our current business climate. We are going to have presentations that cover a wide array of topics that will help you grow your knowledge as a business professional. We will have an opening presentation on home and Internet security issues. Our keynote speaker, Mr. Jared Wolthuis, with Flynn’s quickED Contractor’s Continuing Education School in Salt Lake City, Utah, has been working with contractors for over 10 years providing quality continuing education, support and help with licensing issues. Jared strives to provide fun and informative seminars, and is a proponent that continuing education doesn’t have to be dull or boring. Jared will provide a second session just for members on more technical security issues in business.

Gary Auman will provide an extended update on OSHA requirements that will include a presentation on potential liability to contractors for their employees who use company vehicles and take them home with them, as well as for contractors who bring in travelers from outside the contractor’s state to work on a project. We will hear from Peter Gauchel as he provides an enlightening presentation on the newly published 8th edition of the National Commercial & Industrial Insulation Standards manual. MICA’s own, Mr. Steve Luse, NIA President for 2016 – 2017, will give us an update on our industry activities at the national level. A representative from Industrial Info Resources in Minneapolis, will give us his company’s perspective on the construction industry and where it may be headed during this election year and beyond.

We will have a union contractor forum, an open shop contractor forum, and an associate member forum all running simultaneously. This approach allows more of the members to participate in craft issues without being part of a formal committee. This spring, neither the labor committee nor the merit shop committee will formally meet during the convention. This format will give each of you the opportunity to interact with other MICA members with similar business concerns. The associate member forum will discuss several issues of interest to our associate members regarding their membership status in MICA.

In June, we will recognize those companies that participated in our tenth annual “Best Practices in Safety” Award. This award was established to formally recognize our member firms’
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efforts in safety and safety practices. This year, we again will use the grading system that recognizes each applicant’s achievement in developing a quality safety program. With this system, companies are not competing against each other for awards. Instead, each applicant will try to achieve the highest award level where multiple applicants can receive the same award level. On our second day of meetings, representatives of the participating firms will meet in a roundtable discussion on safety. They will share with us their efforts in promoting safety and establishing best practices in safety.

The Board of Directors feels that each presentation will add value to your understanding of the technical topics discussed. You will come away from the convention more informed and better prepared to successfully manage your business. It is the Board’s intent to make this convention attractive to our membership in its location, cost and program content. In this light, our registration fee has been adjusted to encourage additional member participation. The registration fee is $515.00 for the first attendee from a member company. Registration for all additional attendees from a given company is reduced to $490. The registration fee is $925.00 for the first member and spouse registered from a member company. Registration for all additional registered couples from a given company is reduced to $900. This year we have included a children’s registration for the Welcome Reception and Farewell Brunch events only. The fee is $50.00 to $100.00 per child. The Board is delighted to offer this incentive for multiple attendees from member companies. The benefit of joining an association comes from participating in association activities.

The eighteenth annual “Mick Van Horn Memorial Golf Tournament” is set for Tuesday afternoon, June 21, 2016, at The LedgeStone Golf Course in Branson West. We have a shotgun start set for 1:00 p.m. Described by Golf Digest as a “masterpiece of mountain golf architecture,” LedgeStone’s 18-hole championship layout offers the kind of golfing experience where “players don’t want the round to end.” With panoramic vistas of the ancient Ozark Mountains and the spectacular natural beauty of serene water, faultless Bent Grass greens and treelined Zoysia fairways, LedgeStone inspires golfers and non-golfers alike. The course is about a 15 minute drive from our host hotel, and a shuttle will be provided. This year’s fee is $125.00 per golfer, which includes a shuttle to and from the course, a burger buffet, cart, green fees, complimentary use of practice and range area, and of course, prizes.

The program also affords you ample time for fun and relaxation and to interact with your fellow contractors and distributors. We have the traditional opening evening Welcome Reception. This year’s reception is sponsored in part by the contributing associate members. We will feast on hors d’oeuvres, libations, and renew friendships. Our gala dinner and dance will be on Wednesday evening. This year’s gala is semi-formal dress.

A packet of registration material will be mailed out to you early next month. Make plans to bring your family to the MICA con-vention and extend your business to include some quality family time. Now is the time to plan for your participation at MICA’s 59th annual spring convention. Make your hotel reservations today by calling The Chateau on the Lake Resort reservation line at 888-333-5253. Please join Nathan, Amanda, the entire Board of Directors and fellow MICA members in Branson, June 20 – 23, 2016, for our annual spring convention and be a part of “Think Safety”.

**OSHA TOP TEN LIST OF CITATIONS IN 2015**

The following article is provided by MICA’s legal counsel, Mr. Gary Auman. Gary will be updating us on OSHA activities during our June convention. He will also be leading the discussions on industry safety issues. Gary’s presentation alone is worth your time and cost to attend the convention.

OSHA has just published its “Top Ten” list of citations issued for 2015.

**OSHA Top Ten List**

OSHA has released the top ten standards violated in 2015. They are in order:

1. Fall Protection
2. Hazard Communication
3. Scaffolding
4. Respiratory Protection
5. Lockout/Tagout
6. Powered Industrial Trucks
7. Ladders
8. Electrical Wiring
10. Electrical Equipment General Requirements

You will note from the list that many of the standards listed impact the construction industry. Several impact the commercial and industrial insulation industry specifically. We are covered by the fall protection, hazard communication, scaffolding, and ladder standards. Of the other standards, we may be impacted by respiratory protection and powered industrial trucks. Yes, electrical safety standards also have an impact on us, but the electrical standards on the top ten list are limited to general industry electrical standards. This does not mean that we do not have compliance obligations regarding electrical safety (remember the recent LOI on extension cords), but only that the general industry standards had enough enforcement action to get them on the top ten list.

By far the heaviest penalties were issued for fall protection violations – more than double the total fines issued in the next closest standard. Of the 7,372 citations issued for fall protection violations, 4,071 were issued in residential fall protection situations – The next four fall protection violations were: un-
protected sides and edges; roofing work on low-slope roofs; steep roofs; and protection from holes and skylights. While only two of the four really impact us, they do represent some heavy enforcement activity. You absolutely MUST have a tightly drawn fall protection program in our business and one which you do repeat training and about which you are vigilant from an enforcement perspective. Please do not forget the requirement that you confirm that any walking or working surface will support the weight of your employees as well as their equipment.

In the Hazard Communication area (Number 2 on the Top Ten list) not having a complying hazard communication program was number one on the list followed closely by inadequate communication and training; training; maintaining workplace SDS’s and labeling. Those of you who participate in the safety recognition program will recall that this question on the application sought confirmation from you that your SDS’s are readily available to your employees. We also emphasized the scope of training your employees need to receive under the hazard communication standard.

The scaffolding place on the Top Ten list resulted from a high number of violations for inadequate fall protection, decking/planking, scaffold access, scaffold foundation and guardrails.

Again, do not miss the parts of the standard that require that your scaffold systems must be designed by a qualified person and erected and moved under the supervision of a competent person. Individuals designated by you in either of these areas must have special training.

Ladder safety was number 7 on the Top Ten list. It was composed of six separate areas. These included violation in securing portable ladders, not using the ladders for their designed purpose, using the top step of a step ladder as a step, using broken ladders, setting a portable ladder with an improper angle or pitch and carrying loads or objects when ascending or descending a ladder.

I know that more and more general contractors and owners are, for whatever reasons, taking a hard look at the safety and OSHA compliance records of prospective subcontractors. I am currently defending a case for a small general contractor/subcontractor. My client has told me that even without a final order they are already getting questions from prospective customers and general contractors about the citation.

Do not forget that in just a few months the fines assessed by OSHA will go up by 82%. So, citations will not only continue to impact your ability to bid work, but the fines may make an
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Beyond the above, the only new information from OSHA is that the agency projects finalizing the new silica standard and the electronic reporting standard before President Obama leaves office. Also, Dr. Michaels, the current Administrator of OSHA, has stated that after President Obama leaves office, he will leave OSHA and return to his career as a college professor. He has stated that he intends to take this step even if a Democrat is elected President.

NATIONAL SAFETY STAND-DOWN
HIGHLIGHTS IMPORTANCE OF PREVENTING FALLS, LEADING CAUSE OF WORKER DEATH, SERIOUS INJURY IN THE CONSTRUCTION INDUSTRY

The U.S. Department of Labor’s Occupational Safety and Health Administration and other federal safety agencies announced that they have designated May 2-6, 2016, for the third annual National Safety Stand-Down. The event is a nationwide effort to remind and educate employers and workers in the construction industry of the serious dangers of falls - the cause of the highest number of industry deaths in the construction industry.

OSHA, the National Institute for Occupational Safety and Health and the Center for Construction Research and Training are leading the effort to encourage employers to pause during their workday for topic discussions, demonstrations, and training on how to recognize hazards and prevent falls.

“Falls still kill far too many construction workers,” said Dr. David Michaels, Assistant Secretary of Labor for Occupational Safety and Health. “While we regularly work with employers, industry groups and worker organizations on preventing falls and saving lives, the National Safety Stand-Down encourages all employers - from small businesses to large companies operating at many job sites - to be part of our effort to ensure every worker makes it to the end of their shift safely.”

More than four million workers participated in the National Safety Stand-Downs in 2014 and 2015, and OSHA
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expects thousands of employers across the nation to join the 2016 event. To guide their efforts, OSHA has developed the official National Safety Stand-Down web site with information on conducting a successful stand-down. After their events, employers are encouraged to provide feedback and will receive a personalized certificate of participation.

“In many workplaces, falls are a real and persistent hazard. Given the nature of the work, the construction industry sees the highest frequency of fall-related deaths and serious, sometimes debilitating injuries,” said Dr. John Howard, Director of NIOSH. “Since the effort began in 2014, the National Safety Stand-Down serves as an important opportunity for both employers and workers to stop and take time in the workday to identify existing fall hazards, and then offer demonstrations and training to emphasize how to stay safe on the job.”

The National Safety Stand-Down in 2016 is part of OSHA’s ongoing Fall Prevention Campaign. Begun in 2012, the campaign was developed in partnership with the NIOSH National Occupational Research Agenda program. It provides employers with lifesaving information and educational materials on how to take steps to prevent falls, provide the right equipment for their workers, and train all employees in the proper use of that equipment. OSHA has also produced a brief video with more information about the 2016 Stand-Down in English and Spanish.

To learn how to partner with OSHA in this Stand-Down, visit http://www.osha.gov/StopFallsStandDown/. The page provides details on how to conduct a stand-down; receive a certificate of participation; and access free education and training resources, fact sheets and other outreach materials in English and Spanish. To learn more about preventing falls in construction visit http://www.osha.gov/stopfalls/.

(Continued from page 18)

The Internal Revenue Service warned taxpayers to avoid the temptation of falsely inflating deductions or expenses on their returns to under pay what they owe and possibly receive larger refunds.

The vast majority of taxpayers file honest and accurate (Continued on page 24)
tax returns on time every year. However, each year some taxpayers fail to resist the temptation of fudging their information. That’s why falsely claiming deductions, expenses or credits on tax returns is on the “Dirty Dozen” tax scams list for the 2016 filing season.

"Taxpayers should file accurate returns to receive the refunds they are entitled to receive and shouldn't gamble with their taxes by padding their deductions," said IRS Commissioner John Koskinen. Taxpayers should think twice before overstating deductions such as charitable contributions, padding their claimed business expenses or including credits that they are not entitled to receive – like the Earned Income Tax Credit or Child Tax Credit.

Increasingly efficient automated systems generate most IRS audits. The IRS can normally audit returns filed within the last three years. Additional years can be added if substantial errors are identified or fraud is suspected.

Significant civil penalties may apply for taxpayers who file incorrect tax returns including:

- 20 percent of the disallowed amount for filing an erroneous claim for a refund or credit.
- $5,000 if the IRS determines a taxpayer has filed a “frivolous tax return.” A frivolous tax return is one that does not include enough information to figure the correct tax or that contains information clearly showing that the tax reported is substantially incorrect.
- In addition to the full amount of tax owed, a taxpayer could be assessed a penalty of 75 percent of the amount owed if the underpayment on the return resulted from tax fraud.

Taxpayers even may be subject to criminal prosecution (brought to trial) for actions such as:

- Tax evasion.
- Willful failure to file a return, supply information, or pay any tax due.
- Fraud and false statements.
- Preparing and filing a fraudulent return.
- Identity theft.

Criminal prosecution could lead to additional penalties and even prison time.

Using tax software is one of the best ways for taxpayers to ensure they file an accurate return and claim only the tax benefits they’re eligible to receive. IRS Free File is an option for taxpayers to use online software programs to prepare and e-file their tax returns for free.

Taxpayers should remember that they are legally responsible for what is on their tax return even if it is prepared by someone else, so they should be wise when selecting a tax professional. The IRS offers important tips for choosing a tax preparer at IRS.gov.

More information about IRS audits, the balance due collection process and possible civil and criminal penalties for noncompliance is available at the IRS.gov website.

Taxpayers can also learn more about the Taxpayer Bill of Rights at IRS.gov. This is a set of fundamental rights each and every taxpayer should be aware of when dealing with the IRS, including when the IRS audits a tax return.

MASSACHUSETTS ROOFING CONTRACTOR AGAIN EXPOSES WORKERS TO FALL HAZARDS

The following article from OSHA is an excellent example of what will happen if you do not have and enforce a proper safety program. This is just another example of why you need to participate in the MICA convention this June and attend Gary Auman’s presentation.

A Framingham contractor with a history of safety violations has again exposed its employees to potentially fatal fall hazards at one of its worksites, this time in Woburn.

Inspectors from the U.S. Department of Labor’s Occupational Safety and Health Administration found employees of A S General Construction Inc. risked falls of more than 26 feet from an unguarded roof and an improperly constructed and erected ladder-jack scaffold at the 51 Pleasant St. job site.

"The danger to these employees was real and present and known to this employer. Not only did A S General Construction not provide required fall protection, it did not train the employees to work safely on scaffolds and had the workers climbing damaged and improperly constructed and erected ladder-jack scaffold at the 51 Pleasant St. job site.

"The danger to these employees was real and present and known to this employer. Not only did A S General Construction not provide required fall protection, it did not train the employees to work safely on scaffolds and had the workers climbing damaged and improperly set up ladders. The result was that these workers were steps or seconds away from deadly or disabling falls," said Anthony Covello, OSHA’s area director for Essex and Middlesex counties.

Additional hazards found at the Woburn site included lack of safe access to the roof and scaffold, not inspecting the scaffold and its components for defects, failing to remove

(Continued on page 29)
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A S General Construction has a history of OSHA violations. Several of the violations at the Woburn worksite are similar to those cited by OSHA between 2011 and 2015 at worksites in Dedham and Windham, New Hampshire.

As a result, OSHA cited A S General Construction on Jan. 22, 2016, for two willful, seven repeat and seven serious violations of workplace safety standards at the Woburn site. Proposed penalties for these violations total $188,760.

“Falls are the leading cause of death in construction work, yet these deaths can be prevented if employers plan ahead to do the job safely and provide their employees with proper training and safety equipment. Employers who needlessly and repeatedly fail to do so are gambling with their workers’ lives and well-being,” said Kim Stille, OSHA’s New England regional administrator.

The company’s latest violations led OSHA to place A S General Construction in the agency’s Severe Violators Enforcement Program. The program focuses on recalcitrant employers that endanger workers by committing willful, repeat or failure-to-abate violations. Under the program, OSHA may inspect any of the employer’s facilities if it has reasonable grounds to believe there are similar violations.

President Obama announced a Cybersecurity National Action Plan (CNAP), the culmination of more than seven years of work to develop near-term actions and a long-term strategy that will enhance cybersecurity awareness and protections, protect privacy, maintain public safety, support economic and national security, and empower Americans to better manage their safety online.

As the primary agency charged with protecting a free and open digital economy, the Department of Commerce, through our National Institute of Standards and Technology, will support the Commission on Enhancing National Cybersecurity. This group will be comprised of top strategic, business, and technical leaders from outside government who will make recommendations on actions we can take to strengthen cybersecurity.

The important role of industry in this discussion cannot be overstated – as cybersecurity presents a threat that cannot be combated by law enforcement, intelligence agencies, and our government alone. As the creators and providers of the digital services and infrastructure that serve as the backbone of the 21st century economy and the developers of technical solutions, the private sector is our indispensable partner. We must commit to work together to provide a common language of risk management that is broadly understood, technical solutions based on rigorous standards, and better data for understanding the cost of cyber threats and the benefits of investing to protect cybersecurity in the long term.
BOARD SETS DUES AND ADVERTISING RATES FOR 2016

At its October meeting, the Board of Directors of MICA approved MICA’s operating budget for 2016. In its deliberations, the Board voted a zero increase in the annual membership dues for contractor and associate member firms. Advertising rates for 2016 will remain the same as in 2015. The Board is very cognizant of the current state of the economy and wants to keep MICA affordable to all current and prospective members. Annual dues have remained constant for the past three years.

Contractor member annual dues for 2016 are $675.00. The annual dues for associate members is $475.00. The 2016 membership renewal notices have been mailed to the member firms. The advertising contracts were sent out during the last week in January. If you did not receive one, please contact the MICA office for a copy of the 2016 advertising rates. Advertising in the MICA Messenger continues to be an excellent forum to reach the membership on a monthly basis.

We are anticipating 100% renewals and look forward to your continued participation in MICA in 2016.

NIA’s 61ST ANNUAL CONVENTION AND WIACO

The National Insulation Association (NIA) invites you to join your industry colleagues from around the world April 20–23, 2016, in the beautiful city of Boca Raton on Florida’s Atlantic coast. During this year’s Annual Convention, NIA is excited to host WIACO and welcome members of the European Federation of Associations of Insulation Contractors (FESI) to this event.

NIA’s 61st Annual Convention and WIACO will include the networking, educational, and entertainment events that you look forward to—incorporating the casual and festive influences of Coastal Florida. Back for 2016 is the biennial Silent Auction, an evening of friendly bidding and fundraising for all Convention attendees.

The Convention theme, Thermal Insulation: Making a Global Difference, will demonstrate that through education and the collective participation of individuals, member companies, and industry associations, we can make a difference in our industry worldwide. NIA looks forward to welcoming attendees from all segments of the mechanical insulation industry to Boca Raton!

In 2016, NIA is hosting WIACO as part of our 61st Annual Convention. This global event is held every 4 years and alternates between Europe and the United States. The European Federation of Associations of Insulation Contractors (FESI) represents insulation associations from 16 European countries whose members are active in the field of technical insulation for the industrial and commercial building sector, ship insulation, soundproofing, and fire protection. NIA is looking forward to welcoming you to Boca Raton, Florida, USA!

DODGE MOMENTUM INDEX MOVES HIGHER IN JANUARY

The Dodge Momentum Index rose 2.4% in January to 126.4 (2000=100) from its December reading of 123.4. The Momentum Index is a monthly measure of the first (or initial) report for nonresidential building projects in planning, which have been shown to lead construction spending for nonresidential buildings by a full year. The increase in January was the result of a 3.3% increase in institutional projects, and a 1.6% increase in commercial projects. On a year-over-year basis, the overall Index is 1.7% higher even though the commercial portion is down 6.8%. Commercial planning intentions started 2015 on an aggressive note before settling back by mid-year. Over the most recent few months commercial planning has been following a saw tooth pattern, but the overall trend has been positive as most commercial real estate fundamentals are improving. The institutional index on the other hand started 2015 on a weak note, but improved throughout the year and is now 14% higher than one year ago.

In January, 10 projects entered planning with a value that exceeded $100 million. For the commercial building sector, the leading projects were a $270 million convention center hotel in San Diego, CA and a $140 million office and retail building in Atlanta, GA. For the institutional building sector, the leading projects were a $160 million renovation and addition at a USDA lab in Athens, GA and a $150 million hospital expansion in Corpus Christi, TX.
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