

CITY OF FREEPORT
ECONOMIC DEVELOPMENT CORPORATION
200 West 2nd Street, Freeport, Texas 77541

STATE OF TEXAS)
)
COUNTY OF BRAZORIA)
)
CITY OF FREEPORT)

BE IT REMEMBERED that the Economic Development Corporation of the City of Freeport met in regular session Thursday, May 21, 2015, at the Freeport EDC Office, 200 West 2nd Street, Freeport, Tx, for the purpose of considering the agenda items.

MEMBERS OF THE BOARD PRESENT: Quorum Present

Troy Brimage	Trent Allen
Brooks Bass	Jennifer Hawkins, Director
Roy Yates	N C Hickey, Administrator
Jason Travis	

VISITORS IN ATTENDANCE:

Mr Matamoris

OPEN PUBLIC MEETING

CITIZENS COMMENTS:

Mr. Matamoris spoke regarding payment for work on Cherry Street Bank building in 2011. The Chair asked if Mr Matamoris had a copy of the contract and why he had waited so long to make the request. Mr Matamoris advised he did not have a copy of the contract with him. Director Yates questioned amount of contract and what percent of work completed and whether or not he had insurance coverage for the work. There was discussion as to whether or not any payment had been made. Mr Matamoris was also asked what percent of the contract had been completed and if he had a copy of invoices for same. There were also discussion as to insurance, with differences of opinions. He claimed no one on the Board had asked him about insurance. Mr Matamorris advised that Mr. Barnett had been told there was insurance, however, Director Bass disputed that that fact, having had

discussion with previous members of the board that Mr Matamoris had previously been questioned regarding insurance and that no determination was made as to whether or not there was insurance coverage on the project. Director Travis inquired as to when the work began and ended, to which Mr. Matamoris advised he thought the period to be August and September 2011.

After general discussion, the Chair asked Mr Matamoris to be present at the next regular meeting on June 11, 2015, along with Mr. Barnett and Mr. Kouches to further the discussion, along with copies of invoices and other documentation to support his claim insofar as no member of the present board were in office at that time.

APPROVAL OF MINUTES:

Upon motion by Director Brooks, second by Director Travis, it was VOTED:

Minutes of the meeting of March 26, 2015, be approved as presented.

Vote: Yea 5 No 0

Motion prevailed.

PAYMENT OF BILLS:

Upon motion by motion by Director Brooks, second by Director Allen, it was VOTED

Payment of the following bills:

The Alliance: Sponsorship of the 2015 Aviation Marketing effort: \$1,500.00

DIRECTOR HAWKINS REPORT:

Grant Facade: It was reported that the White buildilding had been sold and that possibly would be opened as a restaurant; also the Technology building had been sold and a facade grant could increase the value of their business and give the downtown area a much needed facelift. It was the opinion of the Board that a plan or program for any facelift project would have to be in effect and subject to the approval of the Board. The EDC attorney was requested to prepare and have such documentation available at the next Board meeting on June 11, 2015.

It was reported that Deb Coniff, artist/potter, would be the first Incubator occupant as of June 15. 2015. Also, Hannah McFadden, another artist, is interested in opening a business in Freeport. Another Incubator tennant is in the process of obtaining her business plan and should be ready for occupancy within the next 60 days.

Director Yates thought a high-end art gallery would be a drawing card for downtown. Possibly with Dow moving into new quarters in Lake Jackson, a number of paintings now on display in the APB building may be available. He would contact Dow with such a proposal, and report back at the next meeting.

The question as to whether a Farmers Market, Cultural Events, etc., could be considered as Economic Development to which the Attorney advised Yes.

A copy of Directors Report, May 21, 2015, attached hereto and made a part of these minutes.

UPDATE OF MASTER PLAN:

The Chair reported a meeting was scheduled with the Engineer(s) preparing the plan to review the proposed project during the week of May 24th. A report should be available at the next EDC meeting.

FACADE GRANT:

See discussion under Directors Report, page 2 of these minutes.

ACTION TAKEN AS A RESULT OF EXECUTIVE SESSION:

The Administrator was authorized to acquire a title search on Texas Parks & Wildlife Grant, Project 20-00382, to determine whether or not there is any restriction as to designation as a park.

- P.O. 25-121
ST AM. TITLE CO

ADJOURN:

Upon motion by Director Trent, second by Director Yates, it was VOTED:
To adjourn. Vote: Yea 5 No 0 Motion Prevailed.

ADJOURNED: 7:18 p.m.

Respectfully submitted:

N C Hickey
Administrator

Grant Facade

Recommend: Initiate façade grant program to immediately assist downtown purchases of: White's Café, Machine Technology buildings in conjunction with artists coming into incubator and settling permanently downtown.

restaurant
Both owners (White's, Machine Technology) are DIY'ers and a façade grant could greatly increase the value of their businesses and give the downtown area a much needed facelift. The more 'curb' appeal, the better.

Do we want to set a limit on how many grants we can give per year? I'd like to identify other businesses along the beautification corridor that would benefit the city if their facades were updated.

Incubator Update

Deb Coniff, artist/potter will be the first occupant as of 6.15.15. Deb is an established artist/potter that participated in Arts on the Plaza in 2014 and is very excited about setting up shop in Freeport.

Hannah McFadden is another artist who participated in Arts on the Plaza, 2014 (the Brazosport Art League asked her to join when they saw her work there). Her occupation date is unknown at this time. I meet with her tomorrow at 8:00 am to determine her start date.

Neil Rhodes: Is yet another artist that participated in Arts on the Plaza. He makes musical art from old vinyl records and is very popular locally. His start date is: TBT

Luce _____ is in the process of getting her business plan, etc. from SBDC to enter the incubator with fruit cups and other snack items. Her start date will occur in the next 60 days.

All of the artists mentioned above had already discussed tentative locations with me when finished with Incubator. The result may be an expanded (through available spaces downtown) art gallery with other artists going through the Incubator and contributing to the expanded space as well or renting more space. I feel this is a great direction for Freeport. There is only one art gallery in the Brazosport area and it is owned by a single artist and extremely expensive.

I propose a grand opening for the Incubator when 3 artists are in residence: An after hours event with wine, snacks, (entertainment) and possible participation from other local artists so that they can be educated about the Incubator and the artistic scene that Freeport is establishing.

The new owner of the Machine Technology building is Naomi Garcia. Her intent is a Paint and Sip bar. She will sell wine, beer, and food in conjunction with paint classes which will draw more artists to downtown.

Question: Are Farmers Markets, Cultural Events, etc. part of Economic Development? I'd like to try something different than anyone is doing in our area: A sip and stroll (wine sponsored by TX winery) combined with farmers market and art show. La Porte has had great success with their sip and stroll events designed the same way. *Yes*

I'd like to propose Freeport's own version of "Taste of the Town" – a mobile version. Participants will board the trolley at a given location and will have 20 mins at 'hidden' restaurants in Freeport: Jutzy's (DELICIOUS homemade icecream – large variety) and seafood and limited Mexican food menu. Backman's Seafood, Top Nutrition (in first week of business: Clean Eating! Healthy and vegetarian friendly....and delicious)! Captain Ken's Seafood, etc. Another series could hi-light established favorites, another could be great lunch spots. Not just a one time event but several throughout the year to support our delicious restaurant scene.

I want Freeport to live up to its logo: Where FUN happens! One of the top priorities that residents look for in a place to live: sense of 'community'. Our community can offer a sense of togetherness from events that are fun, informative and offer a sense of "Oneness". By moving forward with unique ideas and events we can establish Freeport as the destination place for FUN, at the same time bringing in more business and housing.

Pinnacle Dream Homes, Houston, TX

Have had several meetings with Pinnacle Dream Homes out of Houston. They've expressed interest in building multiple single family dwellings in Freeport starting with Wes Hudgens property in the 1600 block of W. 2nd and expressed deep interest in the acreage on 2nd st. next to Community House (which is dedicated parkland). After several attempts to acquire: proof of letter of credit, a plan and

adequate proof of their claimed successes I decided not to have further contact until they can produce documentation of their claims. In one conversation it was mentioned by Pinnacle Dream Homes that they wanted to put 100 HUD homes in Freeport. In a consequent conversation they recanted. Their true intent remains unclear and unless proof positive can be provided by them as of their intent, no further plans with Pinnacle in mind will be pursued officially through this office.

Submitted Proposals from Governor's Office

Project Robin: \$650 million investment and generate 4,000+ jobs. Auto makers (unknown). The RFI wanted a community that represents the 'ideal' American community. Submitted for Wong's Industrial Park.

Project Hamlet: international producer of coated fabrics and films for automotive and industrial applications. This facility plans to create approximately 150 positions within the first year of operation and part II of the project and depending on the market will add 100-150 jobs in a term 3-10 years . Capital investment is estimated at \$40 million. Submitted for Wong's Industrial Park.

Independent Submittals:

Inquiry from Colliers International: This facility plans to create approximately 150 positions within the first year of operation and part II of the project and depending on the market will add 100-150 jobs in a term 3-10 years . Capital investment is estimated at \$40 million. Submitted Wong's Industrial Park and the Enduro Properties on Ave. A.

Spoke with Jason Hochberg of SBS Beacon who owns the Four Corners Shopping Center about putting a restaurant in the parking lot (Taco Bell, Chick Fil A, Whataburger, etc). A restaurant can locate in the parking lot as long as it doesn't interfere drastically with Baywood's visibility. Chick Fil A responded that the next two years has been mapped out with a concentration in the Northwest and Michigan.

Have obtained site plans from Jason pertaining to his vacancy in the shopping center to include with submittals to retailers: GNC, discount clothing, etc.

Have obtained site plan for the Subway center (?) and am sending that to retailers as well.

City of Freeport website update

Laura Tolar
Freeport

When considering Freeport for a future investment, the first stop an investor will make is at our City website. The following suggestions are designed to create a comprehensive experience. Laura Tolar and I are working on updates for the City website: update graph of industrial development, etc. Include a link for available retail and industrial sites. Include a City map that hi-lights businesses.

Wong's Residential Development on 2nd. St.

Mr. Duncan has reviewed documents with Wong's purchase on 2nd street slated for residential development. His recommendation was a title search. Jeff has suggested that EDC pay for the search. If Mr. Duncan's findings are correct, there are no more signatures necessary and Wong will be free to move forward.