

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, December 8th, 2016 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: President
Jason Travis: Vice President
Brooks Bass
Roy Yates
Mark Fruidenberg
Jennifer Hawkins: Director
Nat Hickey: Administrator
Sandra Barbree: Council liaison

Visitors in Attendance:

Gardner Campbell
Kenny Kouches

OPEN SESSION:

President Brimage opened the meeting at 6:16 PM. Quorum was present.

Citizens Comments:

None

Mr. Campbell stated that the lots are 50' wide. He also stated that if the community he desires to create cannot be gated, he still wants to purchase the proposed EDC property. Mr. Campbell went on to state that he would like to place lights on First street instead of Brazos St.

Mr. Campbell does not own Lot 5 which is currently owned by John Allan, but according to Mr. Campbell, Mr. Allan has made a verbal commitment to sell his property to Mr. Campbell.

Mr. Campbell stated that he would build the new homes one at a time. Director Bass stated that a clawback provision should be implemented in the contract that Attorney Duncan will compose. Director Bass stated the land purchase agreement should contain a clawback provision with release of aversion per house being built.

Director Bass queried Mr. Campbell on his time frame to construct a new home. Mr. Campbell replied: 2-4 months. Director Brooks stated that EDC should have right of first refusal if Mr. Campbell decides to sell the property.

Attorney Duncan stated all specific terms should be stated in a contract before a vote be taken.

Discuss Proposal for City Master Plan:

Director Yates suggested that EDC move forward with a City Master Plan developed by Kendig Keast with costs divided equally amongst EDC, the City of Freeport and Port Freeport.

Upon motion by Director Bass and second by Director Fruidenberg, it was VOTED:

EDC would split cost of City Master Plan equally with City of Freeport and Port Freeport.

VOTE: Yea 5 No 0 Motion Prevailed

Presentation by Attorney Duncan concerning Art Installations in Conjunction with TCA (Texas Commission on the Arts) Grant.

Attorney Duncan suggested that Freeport's image could be improved upon by creating visual/artistic attractions that could draw new residents.

Attorney Duncan had previously presented a digital representation of the myriad of possibilities that can be displayed across a wide spectrum of the City: Downtown, Municipal Park, etc., via changing digital light shows (historical, entertainment for children, aesthetic showcasing of particular artists, etc). He elaborated on his previous presentation by suggesting the creation of a competition for short films similar to the requirements of UIL (University Interscholastic League). He stated this sort of competition would engage students and generate audiences. These films could be shown in various places throughout town.

Director Brimage suggested if videos were shown at Municipal Park Amphitheater projected to be seen from a river view that it would draw boaters to a unique experience.

Attorney Duncan stated that larger grants from TCA are granted to dedicated Art Districts.

Director Bass asked if this was a legitimate economic development expenditure. Attorney Duncan confirmed that it was.

Attorney Duncan will move forward with written TCA grant proposal.

Discuss Procedure for future Land Acquisitions:

Administrator Hickey suggested that EDC should consider acquiring city owned and trust property. He would like to put together a directory with all city owned and trust property with the correct procedure for acquisition. Director Bass emphasized the need for legality in the acquisition process proposal.

Regular Session was closed at 7:30 pm

Executive Session began at 7:30 pm

Open Session Resumed at 8:10 pm

Action taken as a result of Executive Session:

Upon motion by Director Bass and second by Director Travis it was VOTED:

Administrator Hickey proceed with land acquisition proposal after a formula for expenditures and acquisition guidelines are created by Attorney Duncan.

VOTE: Yea 5 No 0 Motion Prevailed

As per the directive initiated by Administrator Hickey to acquire property, EDC will consider property obtainment of 318 W. 2nd st. Property is currently owned by Woman, Inc. A vote will be taken on acquisition after Woman, Inc. presents a purchase offer.

Attorney Duncan will compose a new agreement for Gardo's Properties with provisions set forth during open session. EDC will meet on Thursday, December 15th at 6:00 pm with the revised agreement for voting consideration.

Meeting adjourned at 8:16

Respectfully Submitted,

Jennifer Hawkins
Executive Director