

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

THE STATE OF TEXAS    )  
  )  
COUNTY OF BRAZORIA   )  
  )  
CITY OF FREEPORT, TX   )

BE IT REMEMBERED, that the Economic Development Corporation of the City of Freeport met in regular session Thursday, October 13, 2016, at 8:00 o'clock AM at the Freeport EDC Office, 200 West 2nd Street, Freeport, Texas, for the purpose of considering the agenda items.

**MEMBERS OF THE BOARD PRESENT:**     Quorum Present

Troy Brimage, President  
Drew Ryder  
Roy Yates  
Jason Travis  
Brooks Bass  
Chris Duncan, Attorney  
N C Hickey, Administrator

The President called the meeting to order at 8:09 A.M.

The President administered the Oath of Office to Director Drew Ryder.

**Visitors Present:** Gordon Campbell  
Melanie Oldham  
Ed Garcia  
Sandra Barbree

**APPROVAL OF MINUTES:**

Upon motion by Director Travis, Second by Director Ryder, minutes of the September 15, 2016, were approved as presented. Vote: Yea 5 No 0 Motion prevailed.

**CITIZENS COMMENTS:**

**Melanie Oldham**

- a. Comments on visiting with the Port on discussion of caliche dust as far away as west end of town
- b. Comments on closing east end of 2nd street to Port entrance. Would affect businesses on that part of street as well as marine businesses across levee as well a residents on that portion of east 2nd
- c. Have had discussion with TexDot regarding Pine St bridge. Advised were not going to raise height of bridge
- d. Talked about Urban Renewal from 2001 as well as a green belt, acquired a lot by eminent domain...a developer interested but would have to get rid of green belt and re-do drainage...changed renewal plan and dont feel it was legally done...feels still some deeds need cleaning up....discussed city decided to develop a Redevelopment Authority for Urban Renewal...advised only two emergency meetings
- e. Discussed property exchange with Lamar Jordan
- f. Discussed East end park property possible exchange. Not clear to her the sale to Clinton Wong.

**DIRECTORS REPORT:**

- a. **Sunset Sip Update:** The President reported the project was well under way and that vendors were showing a good interest. The Heritage Balroom has been reserved; stage and street blockades have been reserved; the Art Gallery next to old bank building will be utilized for display. New owner, Jeff Pena has agreed to use.
- b. **Brazosport Art League - Satellite Gallery:** Gallery has been set-up in the lobby of the City Hall for local artists to display their paintings. The artist will be on a rotating basis once a month. Local artist Linda Strickland sold two paintings the first 2 days.
- c. **Freeport Promotional Video:** The video has been viewed by approximately 27K. Additional up-grades, Heritage Ballroom indoors, Birding complex, etc. Investigate the possibility of running an updated copy at Starplex Cinema
- d. **Mowing update for Western Seafood Properties:** The Board was of unanimous opinion that something should be done now. Ms Oldham asked why the Street Department did not mow the property and was advised the department was under-staffed and did not need another project.

**DIRECTORS REPORT, cont'd**

It was reported that EDC had advertised for bids to mow and clean-up the property and that Wells Nursery had the best bid for mowing and cleaning up the property purchased from Western Seafood. It was reported their bid was for the initial clean-up to be \$500.00, with each subsequent mowing and clean-up to be \$300.00. After general discussion, upon motion by Director Bass, Second by Director Ryder it was VOTED:

The bid for mowing and clean-up of the property purchased from Western Seafood be awarded to Wells Nursery with the initial mowing and clean-up to be \$500.00 and that each subsequent clean-up to be \$300.00, with the understanding that Wells Nursery would contact EDC for prior approval for each subsequent mowing and clean-up.

Vote: Yea 5 No 0 Motion prevailed.

- e. **Light Outage:** It was reported that several lights were out along the water-side of the property. Jennifer was asked to check with Reliant.
- f. **Dollar Tree Update:** Reported unable to re-build on Davenport property due to cost of property. Still looking for suitable site for 8500 to 1200 sq ft structure.
- g. **Brazos Harbor Plan Update:** Roy Yates was asked to update plan and meeting with Port on master plan with the EDC, City and Port sharing in a master plan cost. Asked if either entity had committed to such a plan and was advise none had made a firm commitment. Was of the opinion until such time there was an agreement IN WRITING from each entity, it would be nothing but talk and discussion. Was of the opinion that hiring and organization for such an undertaking could not begin until such time as the EDC, City and Port could agree with such a master plan, and have financing to accomplish same. **Suggested the EDC begin the process with a commitment to one third (1/3) of the cost at a pre-determined estimate of the project, with an estimated time for completion.**
- h. **Sales Tax Meeting Update:** Chris Duncal gave an update on the Tax meeting attended by he and Jennifer regarding the “do’s” and “dont’s” regarding the sale tax. Recipitents of the Sales Tax will be required to attend an annual training session and post an agenda on-line 72 hours in advance of meeting(s).

**PROPOSAL FOR LAND PURCHASED BY GARDO’s PROPERTIES**

Gordon Campbell made presentation regarding development of property in the 600 Block of West 1st Street along with the closing of a portion of Brazos Blvd. between Magnolia and Hickory Street in Block 81. Deferred to next agenda for additional information.

**EXECUTIVE SESSION**

Section 551,086 Government Code

Deliberations concerning commercial or financial information which has been received from a business prospect that the EDC seeks to have locate, stay or expand in or near its territory, and with which the EDC is conducting economic development negotiations or deliberations concerning offers of a financial or other incentive to such business proposal.

Executive session closed at 9:38 o'clock AM.

**OPEN SESSION**

**ACTION TAKEN AS A RESULT OF EXECUTIVE SESSION:**

No action taken.

Upon motion duly made and seconded it was VOTED:

Meeting adjourn.

Adjourned at 9:44 o'clock AM

Respectfully submitted:

N C Hickey  
Acting Secretary