

**CITY OF FREEPORT**  
**ECONOMIC DEVELOPMENT CORPORATION**  
200 West 2<sup>nd</sup> 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 Tuesday, March 6, 2018 at 6:00 pm in the City Hall Conference Room, located at 200 West 2<sup>nd</sup> Street, Freeport, TX, for the purpose of considering the agenda items.

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

Trey Sullivan – President  
Mark Friudenberg – Vice President  
Brad Stephens  
Ed Garcia  
Jeff Pena  
Jennifer Hawkins: Director  
Chris Duncan: Attorney  
Nicole Mireles: City Council Liaison

**Visitors in Attendance:**

Paul Crow  
Gardner Campbell  
Kim Townsend  
Nat Hickey  
Ken Green  
Robin Bjork  
Susan Heath  
Martin Hagne

**1. OPEN SESSION:**

President Sullivan opened the meeting at 6:08 PM. Quorum was present.

**2. Approval of Minutes for February 13, 2018.**

Upon motion by Director Travis and second by Director Garcia it was VOTED: to accept Minutes from February 13th meeting.

VOTE: Yea 5 No 0 Motion prevailed.

**3. Introduction to new local business:** Boca del Cielo located at 324 N. Velasco Blvd. Boca del Cielo Mexican Grill prepared and served several items from their menu to all attending.

**4. Citizens Comments:**

Kim Townsend suggested the restoration and a possible move of the Antonelli Root Beer Stand in Municipal Park. Mr. Campbell was in agreement and asked if there was a current occupant. Director Hawkins volunteered to research rental status. Director Hawkins also introduced all visitors to board members, etc. at this time.

**5. Realty World: Discussion concerning future development in Freeport.**

RW team: Rick Byers, Kirk Paschal, Tom Masters, Gurmukh Jolly. Attorney Duncan asked how RW would initiate redevelopment, especially since Freeport has a large problem with dilapidated homes. Tom Masters indicated they have already purchased 14 lots in 'challenged' neighborhoods. Placing a new home next to challenged ones creates a 'catch up' scenario among the neighborhood. A new, affordable home with less restrictive financing than banks offer is appealing to those who may be renting or current home owners who may want to upgrade, etc. Mr. Jolly stated that garages are all double and have an additional 4' in length for extra storage, etc.

Mr. Paschal stated the 25' lot models have a metal roof (50 year life). Three elevations are currently available, 2 for 50' lots and 1 for 25' lots. Realty World does not want to sell as rental property.

## **6. Gulf Coast Bird Observatory: Discussion about conservation efforts at Bryan Beach.**

Members of GCBO attendees:

Martin Hagne – Executive Director

Susan Heath – Director of Conservation Research

Robin Bjork – Aviation Conservationist Biologist

Mr. Hagne opened the discussion by informing those present that GCBO is a nonprofit organization dedicated to avian habitat research and land preservation: without land, there are no animals. GCBO's outreach covers 72 site partners and 23 projects including Central America, South America and Cuba.

GCBO is currently performing land preservation efforts at Bryan Beach. This includes: bollards (connected by steel wires) placed in front of dunes to protect avian habitats, signage and possibly fencing some areas. They also suggested an annual pass be purchased by beach users in an effort to help cover costs of beach cleanup and give an added sense of responsibility to beach users.

GCBO pointed out that avian nesting areas behind the dunes are also threatened due to undesirable activity by beach users who are burning and shooting birds.

Robin Bjork emphasized the need for attention to conservation efforts because shore birds (such as the endangered Wilson's plover) feed along the water's edge (nest in the dunes) and aren't easily spotted. Signage and proposed protection areas will aid in their conservation.

Director Hawkins suggested that some sort of ecotourism could be incorporated with GCBO's efforts. No clear path as to how this would occur was established.

The following picture is a Wilson's plover (easy to see how it could be overlooked and their habitat destroyed without meaningful conservation efforts).



- 7. Discussion about clearing out Texas Seafood building, and adjacent fenced area containing Shrimp Boat Store, etc.** President Sullivan suggested that cleaning up the fenced area (getting rid of all metal items in buildings and yard) would increase market appeal. The question of selling items of value separately or having a company such as Iron Horse do the removal and purchase all metal materials, thereby increasing EDC's chances of not having to pay for removal and possibly make some money off of metal purchase from Iron Horse was debated.

Director Travis made a motion to proceed with initial cleanup phase by getting a quote from Iron Horse. Director Garcia second.

It was VOTED Yea 6 No 0

Motion carries.

- 8. Discuss process to appoint new EDC board member:** The vacancy created by resignation of Director Yates needs to be put on City council agenda, and advertised in The Facts. Will get on City agenda ASAP.
- 9. Discuss spring event:**  
Director Hawkins proposed to continue with the Sunset Sip as it's popularity is growing. Several board members indicated the event

should be in cooler weather and not in August as it was in the past. Director Friudenberg suggested we could add crawfish to the event and control purchase with wrist bands. Director Pena suggested we add the Lake Jackson jazz band to performance roster. The jazz program there is excellent and it will bring in parents, friends of musicians, he noted. Director Pena also suggested Zydeco music as part of the roster and possibly some Rara. Director Travis suggested we include local artist Charlie Smith in the artist roster.

**10. Monthly finance report:** President Sullivan and finance director, Bob Welch performed the monthly reconciliation on our checking account. Due to effects of hurricane Harvey, sales tax receipts are down 39.4%. This leaves EDC with a 24% budget deficit. President Sullivan also noted that Mr. Welch will sign checks prior to him.

**11. Payment of Bills: None.**

**OPEN SESSION CLOSED AT 8:58 pm**

**EXECUTIVE SESSION OPENED AT 8:58 pm**

Items for consideration in Executive Session:

- Update on Matamores Case
- FOIA Request

**EXECUTIVE SESSION CLOSED AT 9:00 pm**

**OPEN SESSION RESUMED AT 9:00 pm**

No action taken as a result of executive session.

**Meeting was adjourned by President Sullivan at 9:01 pm**

Respectfully Submitted,

*Jennifer Hawkins*  
Jennifer Hawkins  
Executive Director

