

**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, August 21, 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  
Jeff Pena  
Brad Stephens  
Mingo Marquez  
Ed Garcia

Jennifer Hawkins: Director  
Chris Duncan: Attorney  
Angel Barbosa: Intern  
Kenneth Green: Council Liaison

**Visitors in Attendance:**

Melanie Oldham  
Scott Chelootz  
Jack Setal

**1. OPEN SESSION:**

President Sullivan opened the meeting at 6:06 PM. Quorum was present.

**2. Citizens Comments:**

None

**3. Approval of Minutes for August 14, 2018.**

Upon motion by Director Stephens and second by Director Garcia it was VOTED: to accept Minutes from August 14<sup>th</sup> meeting.

VOTE: Yea 4 No 0 Motion prevailed.

**4. Presentation by Scott Chelootz concerning acquisition of portion of Western Seafood property on riverfront:**

Mr. Chelootz stated that everyone involved in his project would be local. His plan includes transforming the Western Seafood office into a restaurant and the Texas Seafood building would become a micro brewery. Between the two establishments would be a place for volleyball, darts, etc. He said he was willing to have a reversion clause in a contract. He needs a survey and appraisal. Mr. Chelootz stated at our next meeting he would have business plan to present to the board.

**5. Discuss, Analyze and Appointment Committees for**

**Development ideas formulated at Aug. 7<sup>th</sup> meeting for fiscal**

**2018-2019:** Director Marquez stated he would like all board members to become familiar with the Pearl Brewery in San Antonio. He thinks modeling some of our aspirations after the brewery's (restaurants, etc.) would be very effective here. Attorney Duncan stated that FEDC is allowed to expend funds on tourism .Director Pena suggested FEDC should consider building it's own financial nest and borrow against it. He went on to say it might be worth considering by Mr. Chelook to lease the EDC land which would give Mr. Chelook the opportunity to assure his businesses are up and running without added costs of land purchase. Director Pena is interested in Bridge Harbor and sees it is a possible area of concentration for FEDC. Director Pena also suggested a micro airport near the municipal golf course. Intern Angel Barbosa suggested some consolidation at the end of the river where the amphitheater is now. Replacing the existing amphitheater with a revolving one to encourage participation from land and water. People participating in water could arrive in boats, floats, tubes, etc.

Adding additional food trucks and vendors to events as events grow in attendance. President Sullivan added that our median age is Freeport is twenty-eight and income was thirty-six thousand. Director Pena stated we needed a precise head count at our events to track audience increase or decrease precisely. Director Hawkins said that for now, due to lack of fencing or a single point of entry to events, a manual head count was the only feasible option. No committees were formed. Director Pena challenged the validity of the appraisal previously done on the Western Seafood office lots, waterfront.

**6. Discuss meeting days and times:** Director Hawkins stated that Director Travis was having difficulty with our usual meeting day and time. Director Pena reminded the board that we did change our by-laws; currently 3 consecutive absences is cause for replacement. Director Hawkins stated she would speak to Director Travis as to his availability.

**7. Discuss Obtaining Sealed bids for Mowing 9.5 acres of Western Seafood Property:** The board approved this proposal by Director Hawkins due to inconsistency and frequent long lapses between mowing's with current company.

IT WAS VOTED:

Yes 4 No 0

The motion was made by director Marquez and a second by Director Garcia. Director Hawkins will place bid notice in Facts and advertise on social media as well.

**8. Discuss revised budget:** Item tabled.

IT WAS VOTED with a motion by Director Garcia and a second by Director Stephens to table budget discussion.

IT WAS VOTED:

Yea 4 No 0

**9. Pay bills:** All proposed bills were paid. Total: \$6,048.77 (Kendig Keast Collaborative, Duncan Law Firm, Brazoria County Septic, On the Roc's Catering.

**10. Director's Report:** Director Hawkins stated she would like the board to tour the commercial building on West Broad Street that she proposed as a co-op type setting for entrepreneurs in the brainstorming session. Director Pena stated he felt this would give

my idea priority and we should view the building in question. Director's Garcia and Stephens agreed. Director Pena said this idea does not fit into a matrix he wants to use for deciding which project EDC should move forward to. Director Marquez stated the need to update the public perception of EDC. Director Pena stated EDC needs a brand that drives investment. President Sullivan reminded the board that EDC will move beyond its inherited problems. Director Pena suggested a new job description for executive director and a template for Angel's internship.

**Open Session Closed at 8:43 pm.**

**Executive Session Opened at 8:44 pm.**

**Returned to Open Session at 9:03 pm.**

**As a result of Executive Session:** it was VOTED:

Yea 4    No 0

To change FEDC sign in sheets to reflect a 4 minute limit for citizen's comments and to add an option for citizens to sign up for particular item numbers they'd like to speak about. A motion was made by Director Pena and second by Director Garcia.

Meeting adjourned: 9:03 pm

Respectfully submitted,

*Jennifer Hawkins*

Jennifer Hawkins  
Executive Director